



**Williams**

Williams Estate Agents

Present:

**Gruneisen Street**  
Hereford, HR4 0DX

**Guide Price £141,500**

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One Bedroom Ground-Floor Apartment - FREEHOLD - Character Features - Parking - Fantastic Location - No Onward Chain

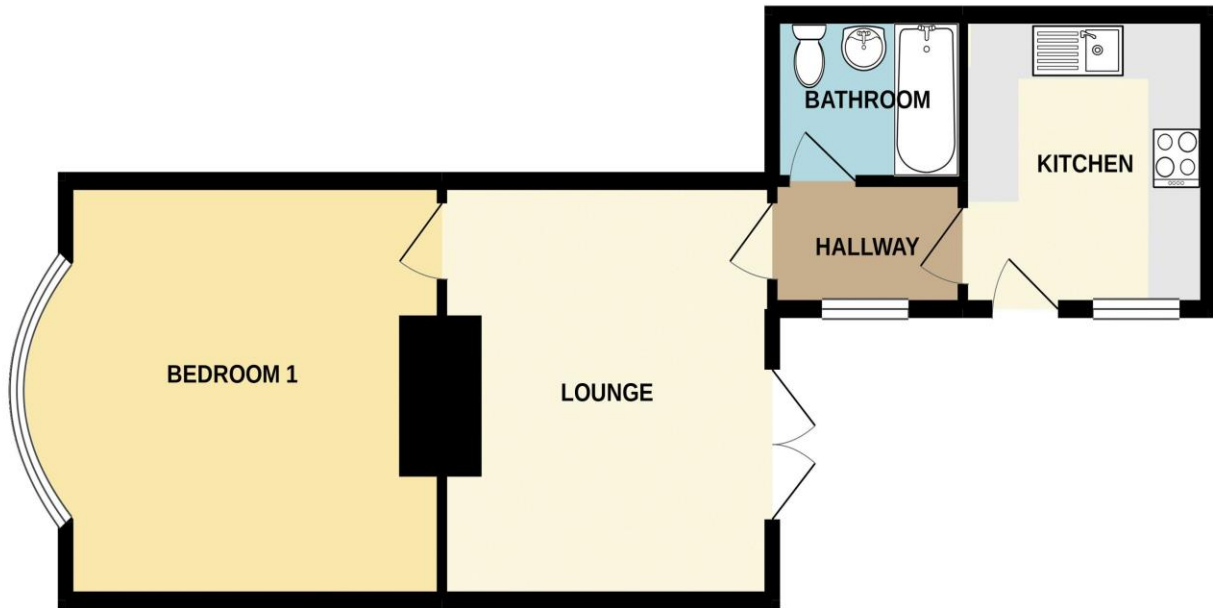
## Gruneisen Street, , Hereford, HR4 0DX

**The Property:** A well presented FREEHOLD one bedroom ground floor apartment in the popular Whitecross area of Hereford. This property benefits from character features throughout, communal courtyard, parking space, and direct routes to the city centre. This property is offered with no onward chain.

**Location:** In the popular residential area of Whitecross, this property enjoys local amenities which includes a shop, School Catchments, Bus routes and access to the Citys more comprehensive facilities.

**Directions:** Head West on Whitecross Road before taking the right hand turn on to Baggallay Street. Proceed down Baggallay Street until the left hand turn to Gruneisen Street.

### GROUND FLOOR 524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# ACCOMMODATION

**Kitchen** 9' 4" x 9' 8" (2.84m x 2.95m)

With coving, side aspect window, tiling, and appliances.

**Hallway** 7' 3" x 4' 2" (2.21m x 1.28m)

With side aspect window.

**Bathroom** 7' 3" x 5' 6" (2.21m x 1.67m)

With tiling, toilet, hand wash basin, and shower over bath.

**Lounge** 13' 9" x 12' 6" (4.20m x 3.82m)

With coving and French doors to rear aspect.

**Bedroom** 14' 4" x 13' 9" (4.36m x 4.20m)

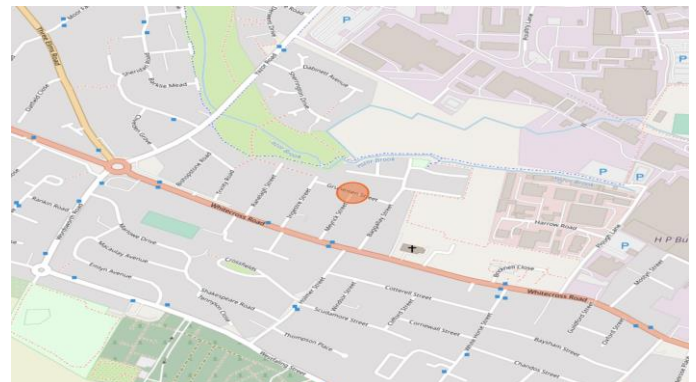
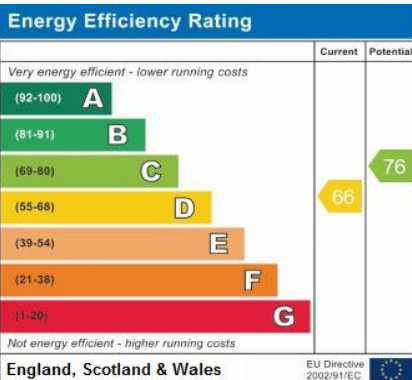
With coving and bay window to front aspect.

**Hereford Office**

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These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.