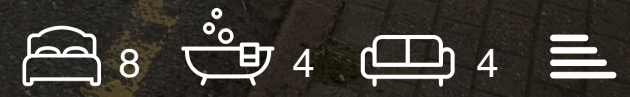




175 Widemarsh Street, Hereford, Herefordshire, HR4 9HF

Asking Price £699,950



175 Widemarsh Street, Hereford,
Herefordshire, HR4 9HF

Trivett Hicks is pleased to offer this is a very exiting opportunity for BTL investors to purchase a block of four very unusual terrace houses and potentially to increase rental yield. 2 NEWTOWN RD, 173, 175, & 177 WIDEMARSH STREET offering very spacious accommodation on three floors only 0.5 miles from Hereford City Centre. Each property has gas central heating and provides a large living room with dining area, kitchen, two double bedrooms, cloakroom/wc, full bathroom and basement storage rooms with access leading out to gardens at the rear.

There is expired planning permission for the conversion of these four houses into eight flats with separate expired planning permission to create a car park in the rear gardens with eight parking spaces. Full vacant possession on completion or three properties could be sold with tenants in situ with the one property vacant and available to view now. The application code for this is as follows . .

Planning Permission Application Code :
CE2000/0135/F - Car parking For 8 Cars.
Planning Permission Application Code :
DCCE2003/3261/F - Conversion Of Four Houses In To Eight Flats.

Copies of the above Expired Planning Permission to create Provision Of Vehicle Access And Car Parking For Eight Cars at 2 Newtown Rd & 173 -177 Widemarsh street together with Expired Planning Permission for the conversion of four houses in to eight flats are available to view through the Herefordshire council Planning Dept.

We have been advised that the four properties were achieving a total of approximately £3200 PCM which offers a great return but there is considerable scope to further enhance the income even with the current four property layout. There is of coase huge potential to in significantly increase the rental yield by converting the four houses in to eight flats subject to planning approval which will also benefit from a re sale prospective. One property is currently vacant.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Hereford Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hereford
T 01432 274300
E hereford@trivett-hicks.com
 10 St. Peters Street
 Hereford
 HR1 2LE

Directors
 Jason Hicks MNAEA
 Jeremy Trivett

TrivettHicks Ltd Registered Office
 SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 **F** 01989 764185
E ross@trivett-hicks.com
 53 Broad Street
 Ross-on-Wye
 HR9 7DY