



173 Widemarsh Street, Hereford, Herefordshire, HR4 9HF

Offers Over £150,000

2 1 1 E

A set of icons representing property features: a bed icon with the number '2', a bathtub icon with the number '1', a sofa icon with the number '1', and a menu icon with the letter 'E'.

**173 Widemarsh Street, Hereford,
Herefordshire, HR4 9HF**

Trivett Hicks is pleased to offer this generous two bedroom town house situated in Hereford city. The property has been recently decorated throughout and offers spacious accommodation with some character features. The accommodation offers in more detail, living room/diner, fitted kitchen to the ground floor. To the lower ground floor bathroom, cellar and utility room. To the first floor two bedrooms with fitted wardrobes, the master bedroom having en-suite Wc. To the second floor attic room which again has been recently decorated. The property benefits from a modern kitchen and gas central heating.

FULL DETAILS

GROUND FLOOR

LIVING ROOM/DINER 21'5" x 13'5" (6.53m x 4.11m)

Double glazed window to the front and rear aspect, telephone point, power points, door to:

FITTED KITCHEN 12'1" x 6'5" (3.70m x 1.96m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, fridge/freezer and cooker, double glazed window to the side aspect, opening to:

FROM LIVING ROOM STAIRS LEAD DOWN TO

LOWER LOBBY

Door to:

CELLAR 12'2" x 9'7" (3.72m x 2.93m)

Power points.

UTILITY ROOM/STORE 10'4" x 6'5" (3.16m x 1.97m)

Double glazed window to the rear aspect.

BATHROOM

Fitted with three piece suite comprising panelled bath with fitted electric shower, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double glazed window to the front and side aspect, double radiator.

FROM LIVING ROOM STAIRS LEAD TO THE FIRST FLOOR

FIRST FLOOR

MASTER BEDROOM 10'10" x 10'9" (3.31m x 3.30m)

Double glazed window to the rear aspect, fitted wardrobes, double radiator, power points, stairs to attic room, door to:

EN-SUITE CLOAKROOM WC 5'8" x 3'0" (1.74m x 0.93m)

Obscure double glazed window to the rear aspect, fitted with two piece suite comprising wash hand basin with tiled splashback and low-level WC.

BEDROOM TWO 12'3" x 10'2" (3.74m x 3.12m)

Double glazed window to the front aspect, double radiator, power points and built in wardrobe with sliding doors.





SECOND FLOOR

Double window to the rear aspect, open plan to:

ATTIC ROOM 6'9" x 12'1" (2.06 x 3.7)

Skylight, door to eaves storage cupboard.

COUNCIL TAX

Band B £1631.47 2022/2023 (A reduction may be applicable for single occupancy).

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

TENURE

Freehold

AGENTS NOTE

As an option if a investor was interested the vendor has stated that 173 Widemarsh Street, 2 Newtown Rd, 175 and 177 Widemarsh Street can be sold altogether as a complete lot with vacant possession for £750,000.

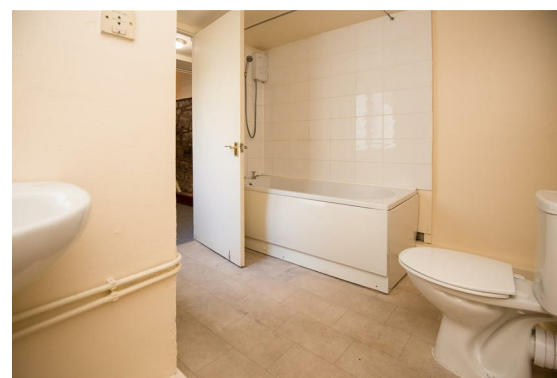
There is expired planning permission to convert the above four properties into eight flats together with expired planning permission to create a vehicle access and car parking for eight cars in the current rear gardens.

DIRECTIONS

Proceed out of Hereford on Edgar Street, continue along Edgar Street. At the end of the road you will come to a roundabout take the third exit into Newtown Road. Continue along Newtown Road until you reach another roundabout take the first exit into Widemarsh Street. Almost immediately after the property will be seen on the left hand side denoted by our for sale board.

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.



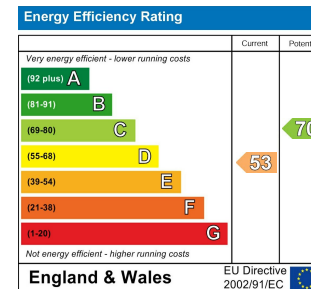
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (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.

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