



175 Widemarsh Street, Hereford, Herefordshire, HR4 9HF

Offers Over £150,000



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Trivett Hicks is pleased to offer this generous two bedroom town house situated in Hereford city. The property has recently had brand new carpets, underlay, new vinyl flooring to the kitchen, bathroom and cloakroom. The residence has also just been decorated throughout. The accommodation offers in more detail, living room/diner, fitted kitchen to the ground floor. To the lower ground floor bathroom, cellar and bathroom. To the first floor two bedrooms with separate cloakroom Wc. The property benefits from a modern kitchen and gas central heating. Not to be missed!

FULL DETAILS

GROUND FLOOR

LIVING ROOM 21'3" x 9'8" (6.50m x 2.96m)

Double glazed window to the front and rear aspect, double radiator, power points, central heating thermostat, stairs to the first floor, door to:

FITTED KITCHEN 12'7" x 6'5" (3.84m x 1.96m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, double glazed window to the side and rear aspect, radiator, wall mounted gas boiler serving heating system and domestic hot water, door leads to rear.

**FROM LIVING ROOM STAIRS LEAD DOWN TO
BASEMENT AREA**

LOWER LOBBY

Double glazed window to side aspect, door to:

BATHROOM

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

CELLAR 14'5" x 12'3" (4.40m x 3.75m)

Power points.

**FROM LIVING ROOM STAIRS LEAD TO THE FIRST
FLOOR**

LANDING

Window to the rear, access to roof space, recessed storage cupboard, door to:

MASTER BEDROOM 12'11" x 9'11" (3.94m x 3.04m)

Double glazed window to the rear aspect, double radiator and power points.





BEDROOM 2 10'1" x 8'0" (3.08m x 2.44m)
Double glazed window to the front aspect, radiator and power points.

CLOAKROOM WC

Fitted with two piece suite comprising wash hand basin, low-level WC, extractor fan, tiled splashback and vinyl flooring.

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.

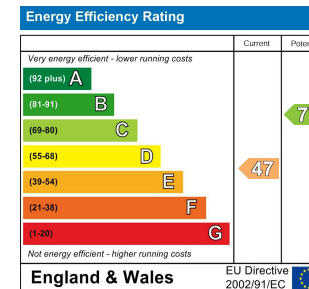
Floor Plan



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.

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