

91 Old Eign Hill, Hereford, HR1 1UA

Asking Price £92,000



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Trivett Hicks is pleased to offer this ground floor studio apartment which is situated in a much sought after location in Hereford for sale. Situated in the Old Eign Hill area which boasts several local amenities including; pharmacy, local shop, several primary and secondary schools, church and post office. A regular bus service also provides access into the Cathedral City of Hereford.

The property briefly comprises of entrance hall, living room/bedroom area, kitchen and shower room. The property also benefits from double glazing, gas central heating and communal garden to the rear.

Agents Note. The photographs are from a previous Let.

FULL DETAILS

ENTRANCE HALL

Door to:

FITTED KITCHEN 8'7" x 6'11" (2.63m x 2.12m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, tiled splashbacks, plumbing for automatic washing machine, space for fridge, automatic washing machine and cooker, fitted extractor hood, double glazed window, radiator, vinyl flooring, power points, ceiling spotlights and wall mounted gas boiler serving heating system and domestic hot water.

LIVING ROOM/BEDROOM 16'9" x 10'10" (5.13m x 3.31m)

Double glazed window, radiator, power points and ceiling spotlights.

SHOWER ROOM

Fitted with three piece suite comprising fitted Mira electric shower enclosed in shower cubical with folding glass doors, pedestal wash hand basin with tiled splashback, low-level WC, chrome heated towel rail, extractor fan, window to the side aspect, radiator and ceramic tiled flooring.

COUNCIL TAX

Band A £1468.24 2023-2024 (A reduction may be applicable for single occupancy)

LOCAL AUTHORITY

Herefordshire Council Tel no.: 01432 260000



TENURE

Leasehold

The lease term is 189 years from 25th December 1987. The lease is subject to a yearly rent of £90.00 payable on the 31st December each year. There is an additional annual buildings insurance premium to be paid to the freeholder approximately £100 subject to change.

MONEY LAUNDERING

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.

TO VIEW

Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

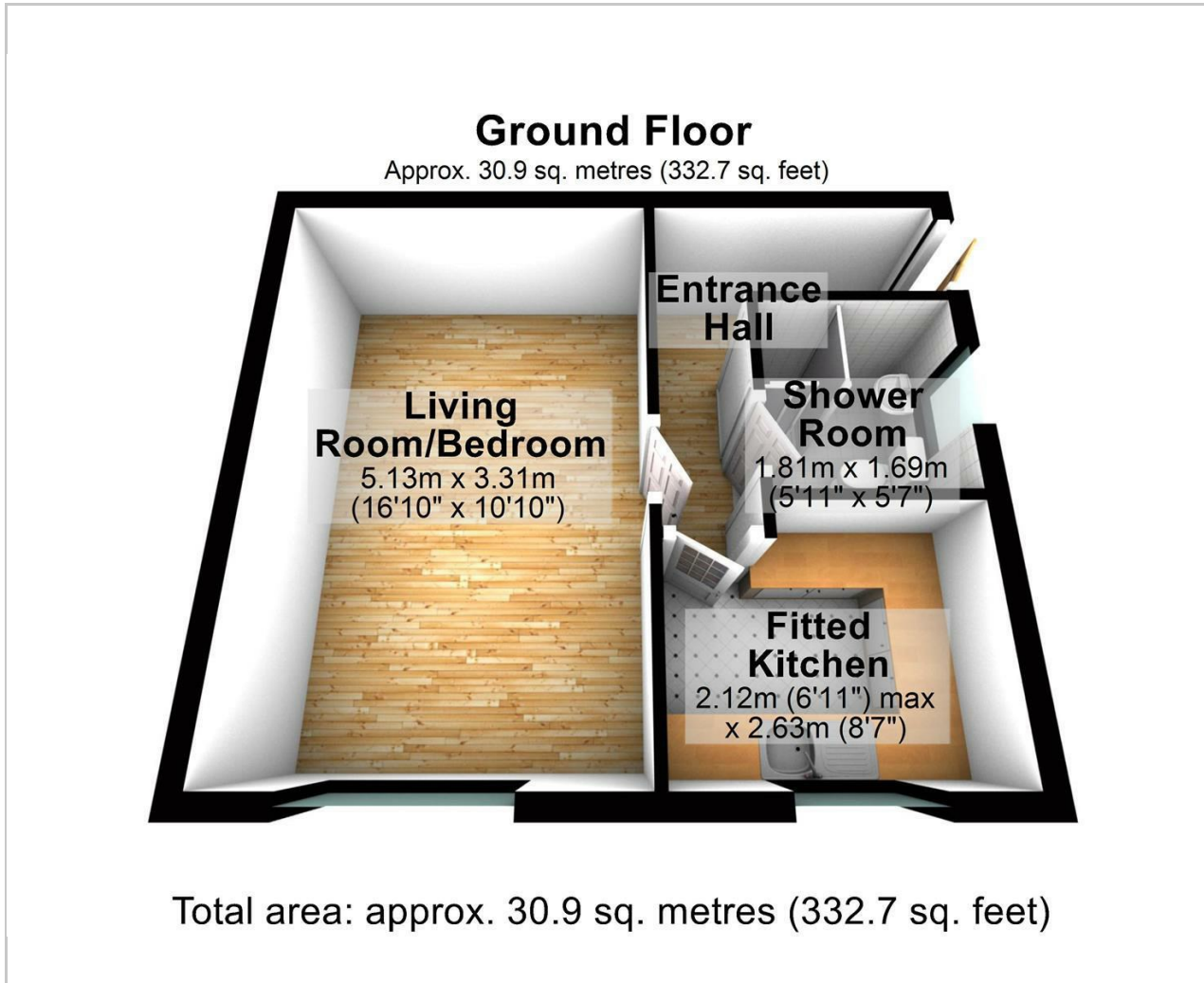
DIRECTIONS

Proceed out of Hereford along the Ledbury Road at the roundabout take the 3rd exit into Hafod Road the at the next cross roads turn left into Old Eign Hill and the property will be found on the left hand side as denoted by our for sale board.

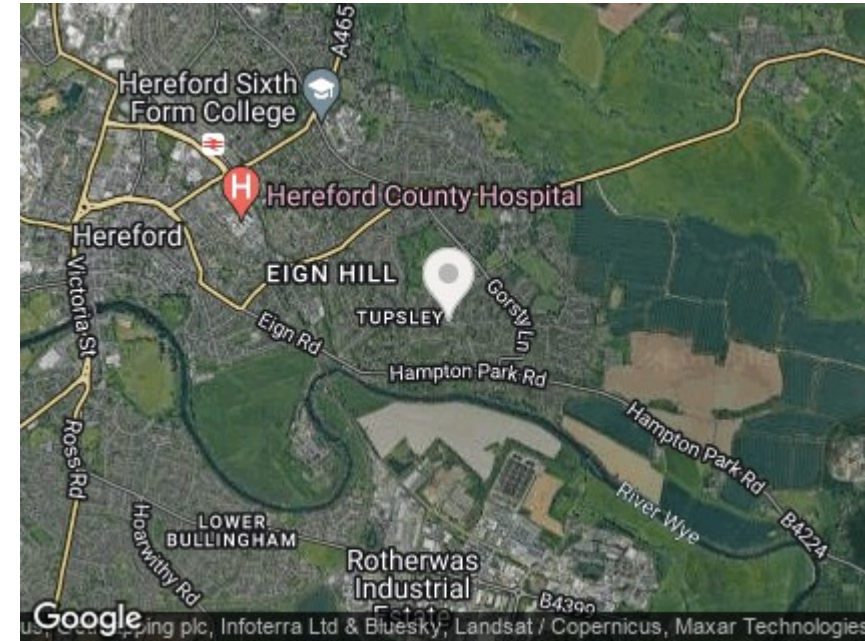
N.B.

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. 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. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

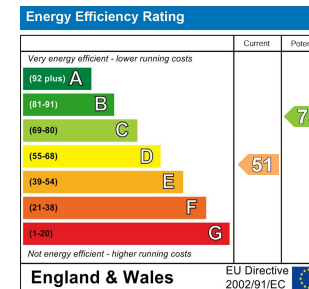
Floor Plan



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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