

Flat 2, 6 Bewell Street, Hereford, HR4 0AH  
Guide price £150,000



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Council Tax Band: A

INVESTMENT OPPORTUNITY - A SPACIOUS FIRST FLOOR DUPLEX CITY APARTMENT CURRENTLY TENANTED GENERATING £650 PCM

### SITUATION

The property is situated in a central location close to the Tesco supermarket and just a few minutes walk from the city centre itself which offers a wide range of services and amenities including shops, cafes, restaurants and bars. The Courtyard Theatre, Edgar Street Football Ground, The Old Market shopping, Cinema and restaurant complex, churches, recreational and sports facilities, High Town and Church St with its boutique shops leading to the Cathedral and grounds; River Wye and parks all close by. The railway station, bus station and hospital are approximately a 10 to 15 minute walk away

### DESCRIPTION

The property itself is offered in very good decorative order throughout and benefits from a newly installed hot water heater and energy efficient electric radiators. It is currently tenanted and there will be a condition of sale that the new owners are to issue a new 6 month assured shorthold tenancy to the tenants at the current agreed terms upon completion. (Should the current tenancy come to an end within this period the property will be offered with vacant possession – please check the property listing as this will be reflected within our details). The current rent is £650 per calendar month.

The property is approached from Bewell Street via a shared entrance (shared with one other property), where there is an intercom entry system and stairs to the first floor entrance. The personal entrance to the property is at first floor level into a useful spacious reception hall which could be used as a home office or for storage etc. Stairs then lead into the main accommodation comprising of landing area, two double bedrooms and shower room, opening into a large sitting room beyond which is a spacious kitchen breakfast room. The property comprises 1001 sq feet of character accommodation with both eye level and velux windows, a fitted kitchen with ample room for a dining table and chairs, sofa, additional units etc.

### SERVICES

Mains electricity, water and drainage. Electric radiators, 'on demand' electric water heater.

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be

reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.





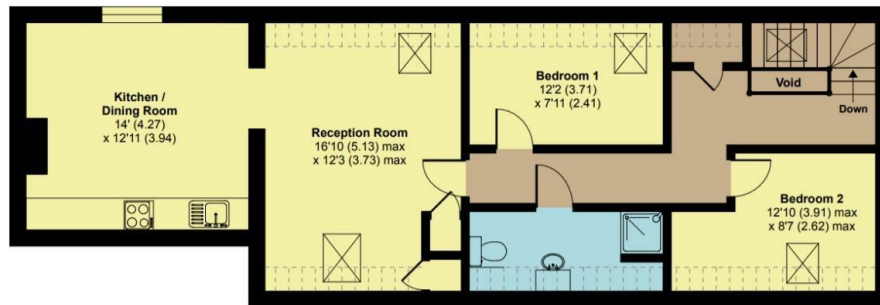
# Bewell Street, Hereford, HR4

Approximate Area = 857 sq ft / 79.6 sq m (excludes void)

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Total = 962 sq ft / 89.3 sq m

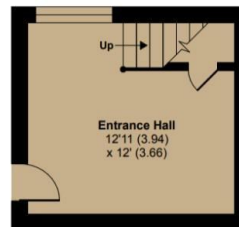
For identification only - Not to scale



SECOND FLOOR  
APPROX FLOOR  
AREA 74.8 SQ M  
(806 SQ FT)



Denotes restricted head height



FIRST FLOOR  
APPROX FLOOR  
AREA 14.5 SQ M  
(156 SQ FT)



- LOCATED WITHIN EASY WALKING DISTANCE OF THE CITY CENTRE AMENITIES
- IN ALL APPROXIMATELY 1001 SQ FT OF ACCOMMODATION
- CURRENTLY TENANTED WITH A MONTHLY INCOME OF £650 PCM
- SPACIOUS ENTRANCE HALL/STUDY AREA
- TWO BEDROOMS AND SHOWER ROOM
- LARGE SITTING ROOM AND SEPARATE LARGE KITCHEN/BREAKFAST ROOM
- RECENTLY INSTALLED WATER HEATER AND ENERGY EFFICIENT RADIATORS
- DOUBLE GLAZING



Character & Country

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

