

for sale

£280,000



Friars Street Hereford HR4 0AS

Calling all investors for this fantastic opportunity to purchase this three bedroom semi-detached home which has been separated into two self-contained flats. This wonderful home is located close to Hereford City Centre which benefits from convenient access to local amenities, public transport and the vibrant energy of Hereford City Centre. The property already has two tenants in place and briefly comprises: Ground Floor apartment: entrance hall, kitchen, lounge, shower room, bedroom and a good size rear garden. First Floor apartment: entrance hall, stairs to first floor landing, lounge, kitchen, bathroom, bedroom and stairs leading to the second bedroom.

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Ground Floor Apartment

Approach

To the side of the home is a pathway which leads to the front door which is to the side and gives access to the entrance hall.

Entrance Hall

Double glazed door to side, central heating radiator, ceiling light point, archway leading to the kitchen with a further door leading to the lounge.

Kitchen

11' 9" x 11' (3.58m x 3.35m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one bowl sink and drainer with splash back tiling to walls, integrated electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge freezer, central heating boiler, central heating radiator, spot lights, double glazed window to rear elevation and double glazed door to side giving access to the rear garden.

Lounge

11' 3" x 11' 10" Max (3.43m x 3.61m Max)

Double glazed French doors to the rear giving access to the rear garden, central heating radiator, ceiling light point and door leading to the bedroom.

Bedroom One

13' 9" Into Bay x 11' 4" Max (4.19m Into Bay x 3.45m Max)

Double glazed bay window to front elevation, central heating radiator and ceiling light point.

Shower Room

A white suite briefly comprising: shower cubicle, wash hand basin, low level W.C, part tiling to walls, storage cupboard, ladder style radiator, spot lights and double glazed obscure window to side elevation.

Rear Garden

A slab paved patio area perfect for entertaining which leads to the good size lawn with walls and fencing to the borders.



First Floor Apartment

Approach

Double glazed door to the front of the home which gives access to the entrance hall.

Entrance Hall

Double glazed door to front, double glazed window to front elevation, storage cupboard, ceiling light point and stairs leading to:

First Floor Landing

Double glazed window to side elevation, stairs leading to bedroom two, ceiling light point and doors leading to:

Lounge

11' 10" x 10' 5" Max (3.61m x 3.17m Max)

Double glazed window to rear elevation, central heating radiator and ceiling light point.

Kitchen

8' 1" x 6' 9" (2.46m x 2.06m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one bowl sink and drainer with splash back tiling to walls, integrated electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge freezer, central heating boiler, ceiling light point and double glazed window to rear elevation.

Bathroom

A white suite briefly comprising: bath with mixer taps and shower head over, wash hand basin, low level W.C, part tiling to walls, ladder style wall mounted radiator, extractor fan, ceiling light point and double glazed obscure window to side elevation.

Bedroom One

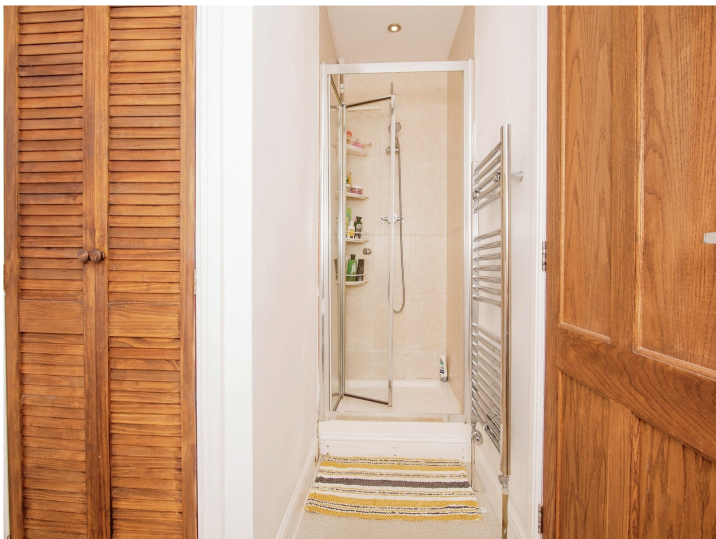
11' 11" Max x 11' 4" (3.63m Max x 3.45m)

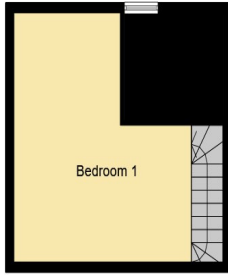
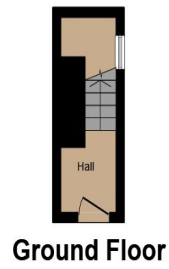
Two double glazed windows to front elevation, central heating radiator and ceiling light point.

Bedroom Two

18' 5" Max x 17' 3" Max (5.61m Max x 5.26m Max)

Double glazed window to rear elevation, central heating radiator, restricted head height in parts and ceiling light point.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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23 King Street
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Property Ref: HER314485 - 0002

Tenure: Freehold

EPC Rating: C

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