

for sale

offers in the region of **£325,000**



## Wye Terrace Hereford HR4 9DW

A very rare opportunity to purchase a characterful Hereford City Centre townhouse in a prime location. Beautiful gardens, private parking and just a three minute walk from cathedral, shops and restaurants! NO ONWARD CHAIN.

# Wye Terrace Hereford HR4 9DW

## Approach

A shared walkway leads to the fenced gate which gives access to your private front garden. A slab paved pathway leads to the front door with a lawn area to the side. To the front of the home you have a large communal lawned area which leads to the River Wye. Steps up to the front door which leads to the entrance hall.

## Entrance Hall

Door to front, ceiling light point, central heating radiator, stairs to the first floor landing and doors leading to:

## Lounge

11' 9" Max x 11' 7" ( 3.58m Max x 3.53m )

Sash window to front elevation, open fire place with a feature surround, central heating radiator and ceiling light point.

## Kitchen

11' 10" + Recess x 10' 11" ( 3.61m + Recess x 3.33m )

A fitted kitchen with soft closing wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, integrated electric oven and hob, central heating boiler, central heating radiator, sash windows to rear elevation, three ceiling light points with doors leading to the lounge, utility room and cellar.

## Utility Room

6' 11" x 6' 1" ( 2.11m x 1.85m )

Sink and drainer with space for an American style fridge freezer, plumbing for washing machine with door leading to the rear garden.

## First Floor Landing

Central heating radiator, ceiling light point, stairs to the second floor landing and doors leading to:

## Bedroom Three

15' 9" Max x 11' 8" ( 4.80m Max x 3.56m )

A large sunny room with Sash window and lovely views over the garden and river, fire place, central heating radiator and ceiling light point.

## Bedroom Four

11' 1" x 8' 11" ( 3.38m x 2.72m )

Sash window to rear elevation, built in wardrobes, central heating radiator and ceiling light point.

## Bathroom

A modern white suite briefly comprising: bath with mixer taps and shower head over, wash hand basin, low level W.C, part tiling to walls, central heating radiator, ceiling light point and stained glass window to rear elevation.



## Second Floor Landing

Stained glass window to rear elevation, storage cupboard, ceiling light point and doors leading to:

## Bedroom One

15' 11" Max x 11' 10" ( 4.85m Max x 3.61m )

Sash window to front elevation which looks out over views of the river and to hills beyond, feature fire place, built in wardrobes, access hatch with integral ladder to the attic (large and boarded), central heating radiator and three ceiling light points.

## Bedroom Two

11' x 8' 9" ( 3.35m x 2.67m )

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

## Rear Garden

A lawn area to the side with a slab pathway in the middle leading to the rear gate. There is parking to the rear of the home with fencing to the borders and a door leading to the cellar. Steps leading up to the back door which gives access to the utility room.

## Cellar

22' 5" x 15' ( 6.83m x 4.57m )

Useful, large cellars with power and lighting and direct access by interior stairs or from rear garden. The cellar is liable to flooding but water drains naturally through permeable floor. The water level has never reached the ground floor living space above.

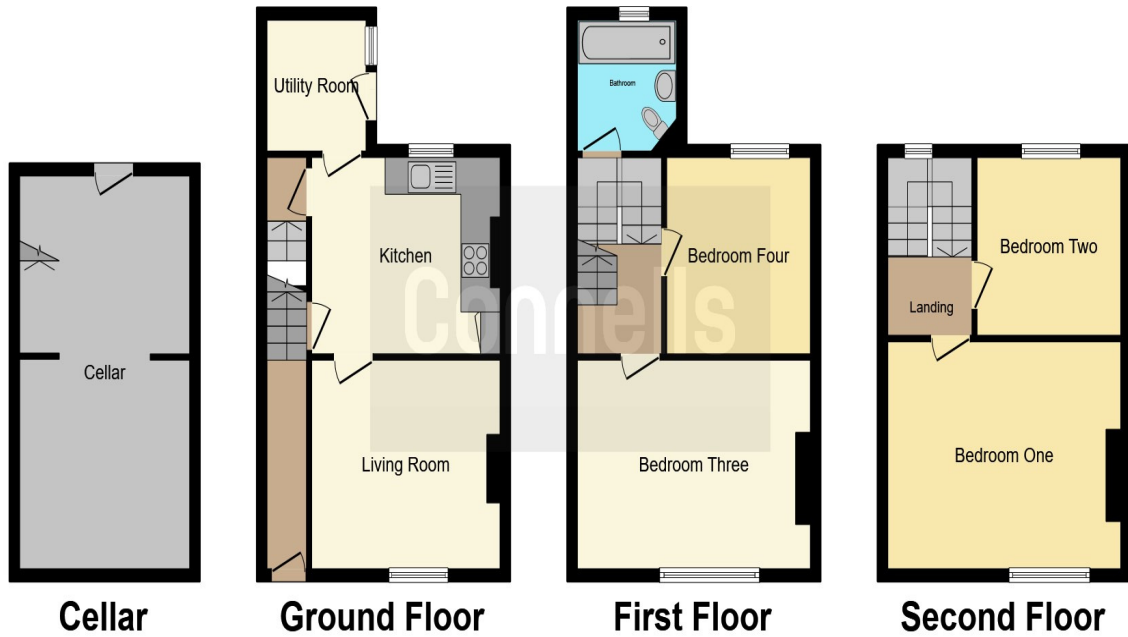
## Additional Information

This property is within the Hereford flood risk area. However, it should be noted that whilst the gardens and cellar are liable to flooding, water ingress drains naturally and the ground floor living space has never flooded. To date and in 40 years of occupation, the current owners have never had to make an insurance claim for flood damage. This is a testament to the Victorian builders who knew about river flooding and wisely constructed this elegant row of townhouses above their own substantial cellars. (Further information is available from the agent)

## Details of Communal Garden

The freehold includes the land directly in front of the private front garden and down to the river bank. By legal agreement, each of the Wye terrace freeholder's share a right of access and enjoyment over all of this lower garden and the river bank.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### directions to this property:

From an arched entrance on Bridge Street, a private road leads to the rear of the property and also to a pathway running along the front elevation giving access to the front door.

To view this property please contact Connells on

**T 01432 267 511**  
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 HEREFORD HR4 9BX

Property Ref: HER314689 - 0006

**Tenure:** Freehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/HER314689](http://connells.co.uk/Property/HER314689)**



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