

for sale

£169,000



The View Wormelow Hereford HR2 8EG

Located just over 6 miles South of Hereford, a two bedroom ground floor apartment in the village of Wormelow. Offering large rooms throughout and briefly comprising; communal entrance, lounge, kitchen/diner, two bedrooms, master en suite, family bathroom, allocated parking and communal gardens. This fantastic investment opportunity comes with further potential to develop throughout.

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Entrance Hall

A communal entrance hall with ceiling light point.

Kitchen / Diner

13' 9" x 19' 8" (4.19m x 5.99m)

A modern kitchen with fitted wall and base units, roll top work surfaces over with one bowl sink and drainer. Integrated appliances include; fridge/freezer, washing machine, oven/grill and electric hob with cooker hood over. Fitted kitchen island with roll top work surface and integrated storage cupboards, two electric heaters, ceiling spotlights, double glazed windows to the side and front with a further double glazed door to the side giving access to the front of the building.

Hallway

Two ceiling light points, electric heater and doors leading to:

Lounge

18' 4" x 16' 11" max (5.59m x 5.16m max)

A large reception room with two ceiling light points, three electric heaters, a front facing floor to ceiling double glazed bay window, a sealed fireplace with brick featured surround and an integral door giving access to the communal entrance.

Bedroom One

11' 9" plus recess x 13' 7" (3.58m plus recess x 4.14m)

Two double glazed windows to the rear, two ceiling light points, electric heater and a door giving access to the en suite.



En Suite

A white suite briefly comprising; low level w/c, wash hand basin, walk in shower cubicle, wall mounted heated towel rail, extractor fan and ceiling spotlights.

Bedroom Two

10' max x 12' 6" max (3.05m max x 3.81m max)

Double glazed rear facing window, two ceiling light points and electric heater.

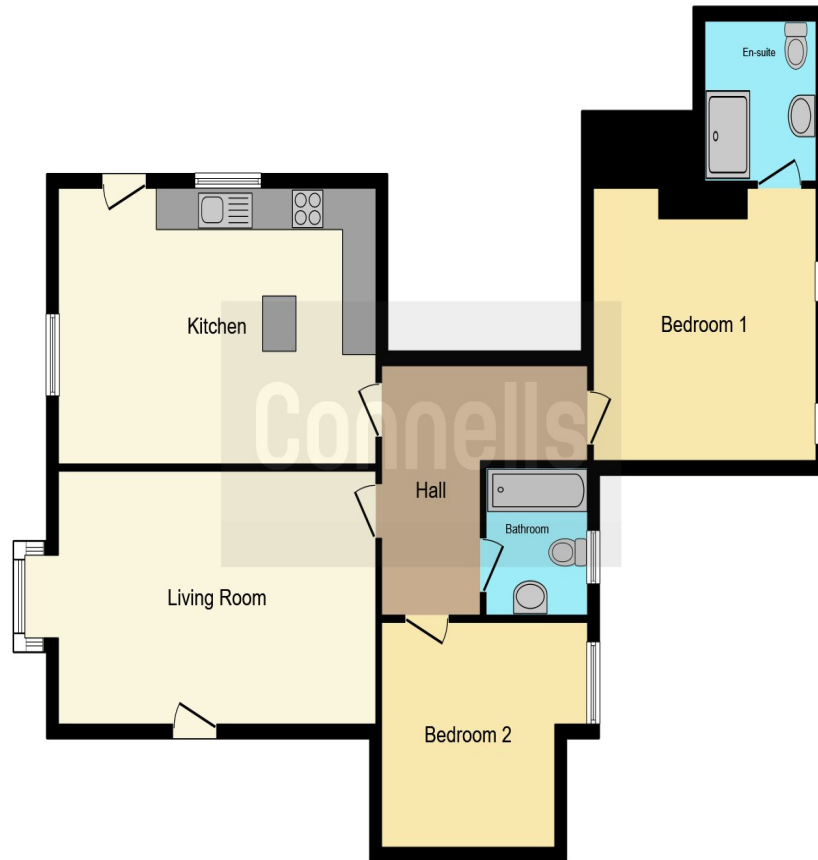
Bathroom

A white suite briefly comprising low level w/c, wash hand basin, fitted bath with shower overhead, wall mounted heated towel rail, airing cupboard housing the water tank, a double glazed obscured window to rear and ceiling spotlights.

Outside

Communal gardens and allocated parking surround the building.





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

T 01432 267 511
E hereford@connells.co.uk

23 King Street
HEREFORD HR4 9BX

Property Ref: HER314862 - 0004

Tenure: Leasehold

EPC Rating: C

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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