

for sale

£278,950



Riverview Court Bridge Street Hereford HR4 9BQ

Sold with NO ONWARD CHAIN, A well-presented ground floor apartment, comprising two double bedrooms, two shower rooms, open plan living dining, kitchen and private south facing generous terrace situated close to Hereford Cathedral and the River Wye.

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Approach

Within a gated carpark there is one allocated space for the property. Accessed through a secure communal entrance Hall with an entry phone system.

Secure Entrance Hall

Door entry phone.

Lounge / Dining Room

12' 3" x 27' (3.73m x 8.23m)

With solid oak door, two gas central heating radiators, spotlights, integrated speaker system, one ceiling light point, double glazed window to side and rear with double glazed patio doors leading to the balcony/courtyard space.

Kitchen

7' 3" x 18' 11" (2.21m x 5.77m)

Fitted with both base and wall mounted units, solid oak door, built-in electric double oven with gas hob, sink unit, integrated dishwasher, integrated fridge/freezer, gas central heating radiator, Velux window, double glazed window and door to the communal courtyard.

Bedroom One

10' 9" x 13' 9" (3.28m x 4.19m)

Double bedroom with built-in wardrobe, solid oak door, wall light points, integrated ceiling speakers, double glazed window to side.

Bedroom Two

9' 9" x 11' 3" (2.97m x 3.43m)

Double bedroom with built-in wardrobe, wall light points, integrated ceiling speakers, double glazed window to side.

Shower Room One

Comprising shower cubicle, wash hand-basin with cupboard under, WC, gas central heating radiator, electric towel rail, integrated ceiling speaker.

Shower Room Two

Compromising corner shower cubicle, wash hand-basin, WC, gas central heating radiator, electric towel rail, shaver point and integrated ceiling speaker.



Utility Room

Plumbing & space for washing machine

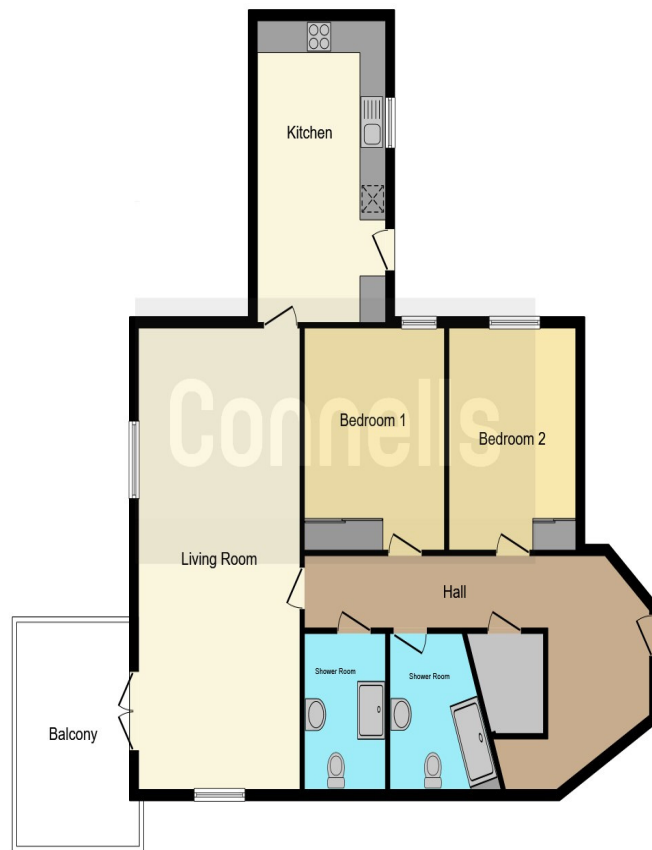
Outside

Low Walled, brick paved, private south facing terrace, offering a generous outside space overlooking the walled garden of the cathedral grounds.

Agents Notes

This property offers underfloor heating throughout.





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

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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315874 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

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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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