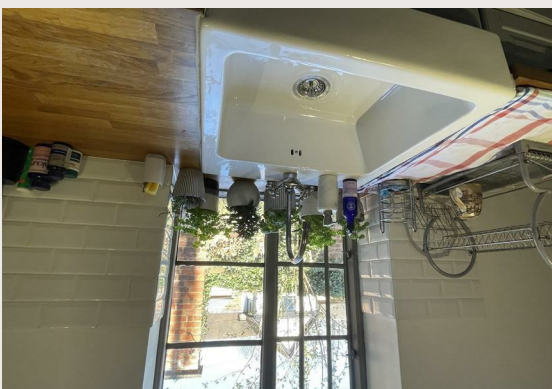




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8A St Martin's Street, Hereford HR2 7RE

26, Bridge St, Hereford, HR4 9DG
Price £165,000

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LAND & NEW HOMES

26 Bridge St Hereford

This delightful period garden apartment is found in the charming area of Bridge Street, Hereford and offers a unique blend of character and modern living. With one large double bedroom, this property is perfect for individuals or couples seeking a cosy retreat in a vibrant community.

This is a wonderful opportunity for those looking to embrace the charm of period living in a prime location. Whether you are a first-time buyer or seeking a rental investment, this apartment on Bridge Street is sure to impress with its character and convenience. Don't miss the chance to make this lovely flat your new home.

- Ground floor garden apartment
- Grade II listed townhouse
- Central City centre location
- Mature rear gardens
- Character features throughout
- Large double bedroom
- Custom fitted kitchen
- Utility area & Shower room
- Share of freehold
- No onwards chain

Material Information

Price £165,000
Tenure: Leasehold - Share of Freehold
Local Authority: Herefordshire
Council Tax: A
EPC: (0)
For more material information visit www.cobbamos.com

Energy Performance
Certificate not required
on Listed Buildings



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

In brief the accommodation comprises of; Communal entrance hall shared with the upstairs apartment, entrance door into the living room with a doorway off to a storage area that has a trap door access into the cellar and further door into the large double bedroom. From the living room a second door opens to a step down into the fully fitted kitchen that then leads to a utility area and then onto a rear lobby with outside door to the garden and another door into the WC and on to the shower room.

Property Description

From the road the entrance door to this grade II listed property opens to a communal hallway which is used by only one other property above and has the main entrance door to no 26. Upon entering, you are greeted by a welcoming reception room that exudes warmth and charm, making it an ideal space for relaxation or entertaining guests that has many original features such as the impressive brick built fireplace, exposed wooden floorboards and wooden ceiling beams. A doorway leads to a useful storage area with feature exposed brick work and which is also home to a hatch door leading into the cellar, and a further doorway into the sizeable bedroom that features a sash window to the aspect. A step down from the living room opens up to the galley kitchen with exposed brick feature wall, wooden worktops, inset gas hob, tiled splashback and extractor fan over and electric oven, cupboards and drawers under. To the other side can be found a wooden worktop with inset ceramic sink, drawers and cupboards under, window to the side. The tiled floor continues through to a utility area that has space and plumbing for a fridge freezer, washing machine and tumble dryer under a wooden worktop and with storage cupboards above. A door leads to the WC with high level WC, pedestal wash hand basin, radiator and double wooden doors that open to the shower room with tiled walls and floor and radiator with towel rail.

Garden

The garden is accessed from the rear lobby with a path leading to a private patio area surrounded by mature trees and shrubs - there is a further lawn area to the rear for use of the upstairs flat (26a). There is no allocated parking for the property however there is street parking directly outside and both private and council car parks nearby which may also offer rental spaces.

Location

The period architecture of the building adds a touch of elegance, showcasing the rich history of the area while providing a comfortable and inviting atmosphere. Living in this flat means you will be surrounded by the picturesque streets of Hereford, with easy access to local amenities, shops, and delightful eateries in the heart of the beautiful City of Hereford with the Cathedral within walking distance. There are riverside walks along the Wye a stones throw away which take you in to the surrounding countryside and are ideal for walking or cycling from the Old Bridge Street. This property offers the best of City Centre living with easy access to the rural countryside of Herefordshire.

Services

Mains electricity, gas, water and sewerage is connected.

Herefordshire Council Tax Band - A

Tenure - Leasehold with a Share of Freehold - No charges are payable.

Broadband

The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach

Indoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Limited
Vodafone Limited Limited

Outdoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.

Directions

From our office, proceed on foot into Bridge Street, where the property can be found after the Black Lion Public House on the right had side.

