



33 Wye Way, Hereford, HR1 2NP



**33 Wye Way
Hereford
HR1 2NP**

Summary of features

- First Floor Apartment
- 2 Double Bedrooms
- Open plan Living Room
- Fantastic location
- 2 Allocated Parking, Communal Gardens
- No Onward Chain

Asking price £225,000

Description

A well present first floor apartment which sits perfectly next to the beautiful River Wye. With wonderful views and spacious accommodation, we recommend an internal inspection. Other features include, two allocated parking spaces, communal gardens and is being sold with no onward chain.

Situation

St. James is a popular mature residential area of the City within easy walking distance of the City centre facilities and historic features such as, the old Castle Green, Victoria Bridge and King George Playing Fields. There are also educational and leisure facilities nearby.

Accommodation

The accommodation comprises: Communal entrance, entrance hall, open plan living room, kitchen/diner, 2 double bedrooms and bathroom.

Access to the property is via a communal Reception Hall along with stairs to the first floor with a private door to –

Entrance Hall

With cupboard housing hot water tank.

Living Room

A particular feature room having three large sash windows providing wonderful natural light and views to the south over the river. There is a arched alcove and space for large furniture.

Kitchen/Diner

Having a seating area, range of base and eye level units in light wood style, work surface area, fitted oven with 4 ring ceramic hob over with extractor, stainless steel sink, dishwasher, washing machine, built-in fridge and freezer and a sash window with south facing views towards the river.

Bedroom One

A double bedroom with electric radiator and sash window.

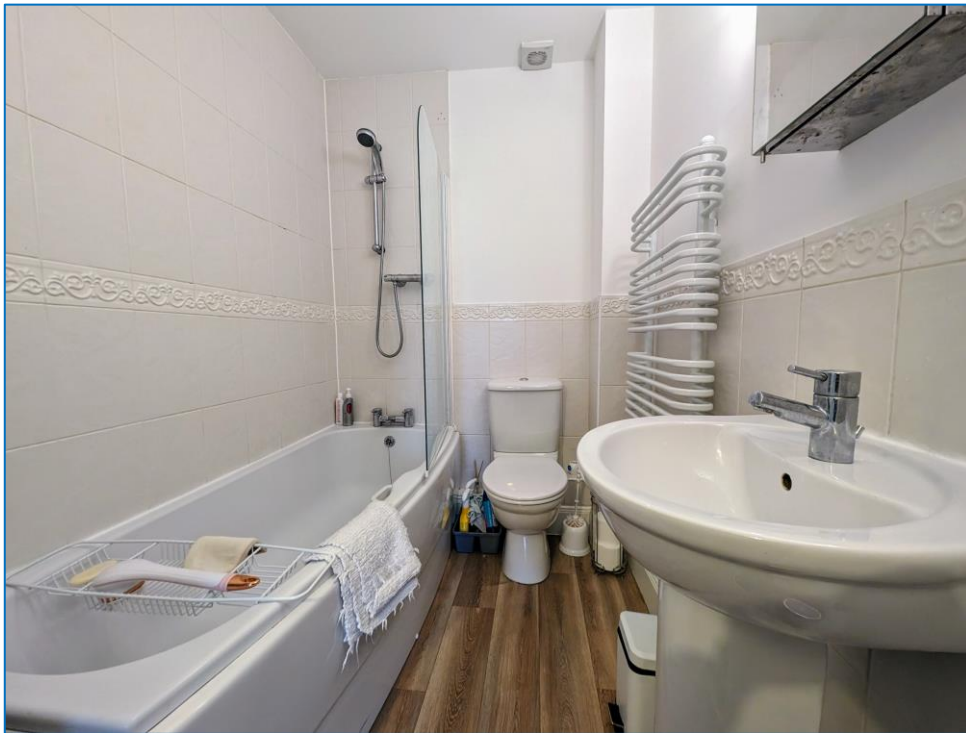
Bedroom Two

A double bedroom with electric radiator and sash window to the rear

Bathroom

Fitted with a white three piece suit which includes, WC, wash hand basin and bath with shower over.





Outside:

There is two allocated parking spaces, which is accessed at the front of the property. The communal gardens are landscaped with wide areas of lawn, interspersed with numerous mature trees and attractive planting. From the gardens, there are delightful views across the River Wye towards Victoria Bridge and the King George Playing Fields.

Services:

Mains electricity, water and drainage are connected to the property.

Tenure:

Leasehold 150 years from 1st July 2003.

Ground Rent £104.00 per month.

Service Charge 113.75 per month.

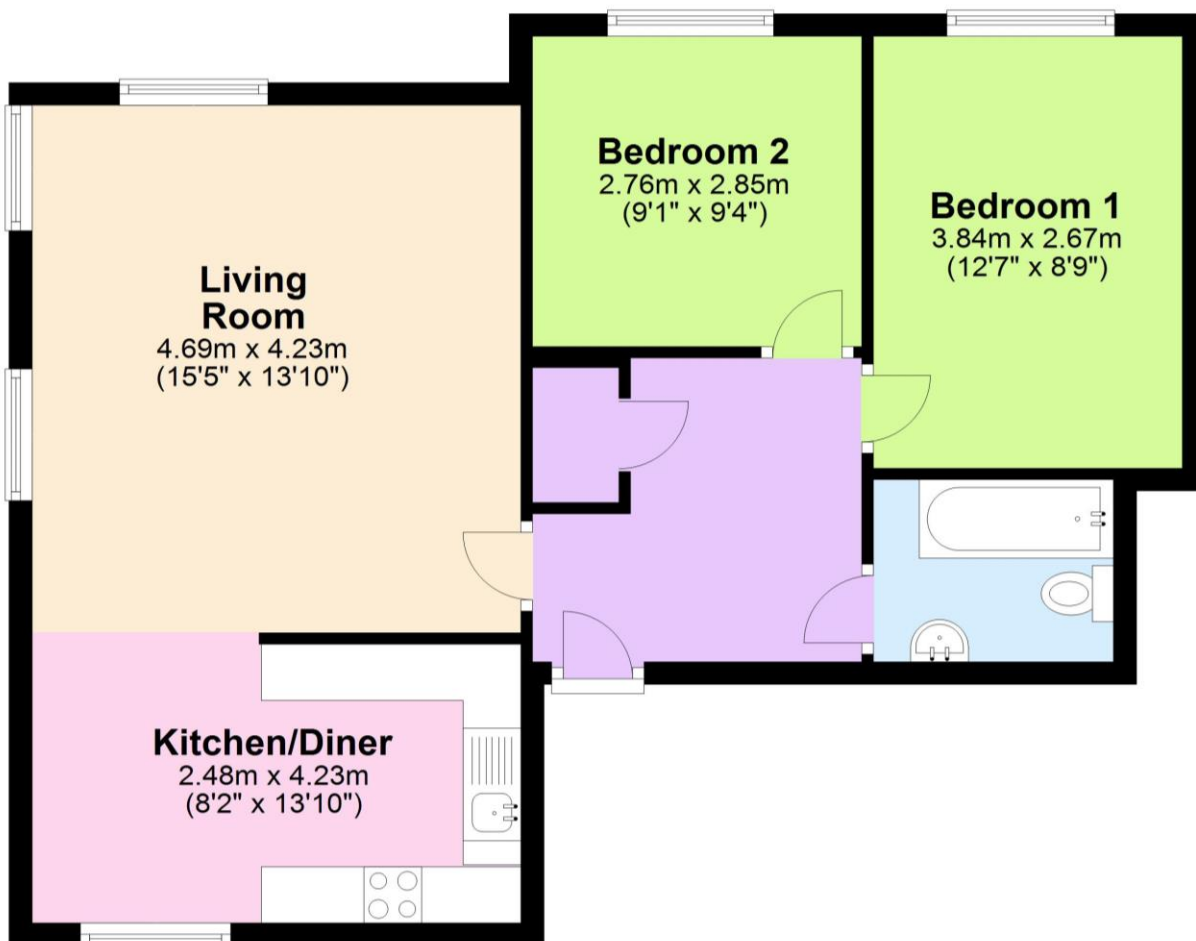
Directions:

From our Offices, proceed up St. Owen Street taking the right turn into Cantilupe Street, following past the duck pond and Castle Green into Mill Street and then bear right into the Wye Way development. Proceed straight ahead and just opposite the circular ornamental feature/drop off point, the building is on the left hand side. The access point to the building is on the left hand side.



Apartment

Approx. 61.5 sq. metres (662.1 sq. feet)



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| 69-80 | C | | |
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| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |