



Greyhound House Bewell Street, Hereford, HR4 0AH



Sunderlands
Residential Rural Commercial



**Greyhound House
Bewell Street
Hereford
HR4 0AH**

Summary of Features

- Newly converted 2 bedroom maisonette
- Centrally situated convenient to shops & restaurants etc
- Large kitchen/Living room

Asking Price £167,500

Set in the heart of Hereford City, less than 100m from Hereford High Street, this recently converted two bedroom maisonette offers excellent spacious living accommodation benefiting from large sash windows. This self-contained listed Grade 2 property sits within a larger, Georgian building, formerly The Greyhound Hotel. Access to the flat front door is via a hall with shared cycle store. The flat door opens onto a private hallway and stairs to the First Floor and briefly comprises Landing, open plan Living Room/ Kitchen/ dining room with newly fitted Kitchen and a further stairway leading to the Second Floor to the two double bedrooms and shower room. There is electric heating, new carpets and fittings and of course, no ongoing chain. Ideal for professional couples or the active retired seeking city living who would appreciate the convenience of facilities.

Situation

The property is situated on Bewell Street, less than 50m from All Saints Church and around the corner from Hereford High Town. Therefore, accessible to all city amenities, shops, cafes etc. Tesco's supermarket is nearby as well as leisure facilities etc.

Accommodation in more detail as follows:

Accommodation

Street Door

Into communal hall and cycle store.

Flat Front Door

Giving onto private hall and stairs to:

First Floor

Landing

With windows, electric radiator, door to –

Living Room

A good sized open plan 'L' room incorporating Kitchen and living areas, with three large sash windows flooding the room with natural light. Electric heaters.

Kitchen

With a range of new base and eye level units with worksurface area, four ring electric hob with oven under and extractor over. Fridge space and plumbing

space for washing machine.

Stairs lead from the First Floor Landing to the Second Floor.

Landing

Having window, airing cupboard housing hot water cylinder.

Bedroom One

Having two windows, electric radiator.

Bedroom Two

Having two windows, electric radiator, fitted cupboard with hanging rail and shelf.

Shower Room

Having two windows, electric radiator, fitted cupboard with hanging rail and shelf.

Services

Mains electricity, water and drainage.

Lease Information

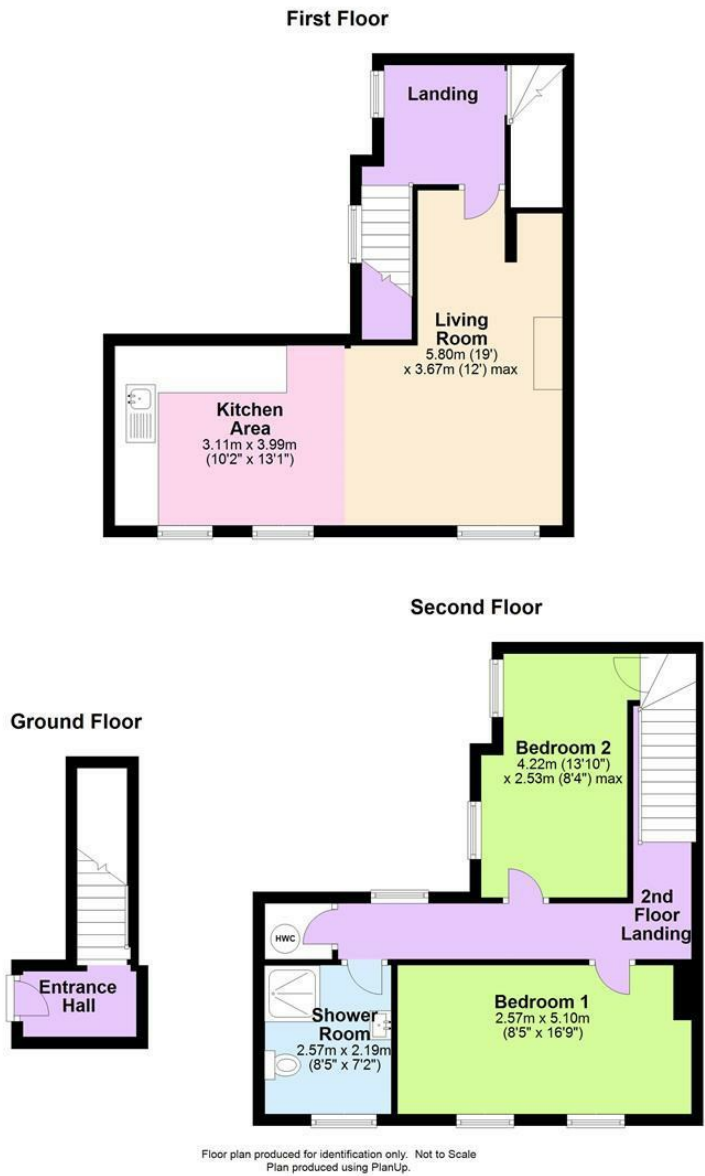
Brand new 999 year lease. No Ground Rent. Contribution to shared building maintenance estimate £125 pcm.





Directions

From Hereford Hightown, pass Marks & Spencer on the left hand side and at All Saints Church, turn immediately right and then left into Bewell Street where the property will be seen after a short distance on the left hand side.



Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.