

Bewell Street, , Hereford, HR4 0AH

- Located within easy walking distance of the city centre amenities
- Currently tenanted with a monthly income of £650 PCM
- Two bedrooms and shower room
- Recently installed water heater and energy efficient radiators
- In all approximately 1001 sq ft of accommodation
- Spacious entrance hall/study area
- Large Sitting room and separate large kitchen/breakfast room
- Double glazing

Guide Price £150,000

HUNTERS®
HERE TO GET *you* THERE

Guide Price £150,000 Flat 2, 6 Bewell Street, Hereford, HR4 0AG

INVESTMENT OPPORTUNITY - A SPACIOUS FIRST FLOOR DUPLEX CITY APARTMENT CURRENTLY TENANTED GENERATING £650 PCM

Situation

The property is situated in a central location close to the Tesco supermarket and just a few minutes walk from the city centre itself which offers a wide range of services and amenities including shops, cafes, restaurants and bars. The Courtyard Theatre, Edgar Street Football Ground, The Old Market shopping, Cinema and restaurant complex, churches, recreational and sports facilities, High Town and Church St with its boutique shops leading to the Cathedral and grounds; River Wye and parks all close by. The railway station, bus station and hospital are approximately a 10 to 15 minute walk away.

Description

The property itself is offered in very good decorative order throughout and benefits from a newly installed hot water heater and energy efficient electric radiators. It is currently tenanted and there will be a condition of sale that the new owners are to issue a new 6 month assured shorthold tenancy to the tenants at the current agreed terms upon completion. (Should the current tenancy come to an end within this period the property will be offered with vacant possession – please check the property listing as this will be reflected within our details). The current rent is £650 per calendar month.

The property is approached from Bewell Street via a shared entrance (shared with one other property), where there is an intercom entry system and stairs to the first floor entrance. The personal entrance to the property is at first floor level into a useful spacious reception hall which could be used as a home office or for storage etc. Stairs then lead into the main accommodation comprising of landing area, two double bedrooms and shower room, opening into a large sitting room beyond which is a spacious kitchen breakfast room. The property comprises 1001 sq feet of character accommodation with both eye level and velux windows, a fitted kitchen with ample room for a dining table and chairs, sofa, additional units etc.

Services

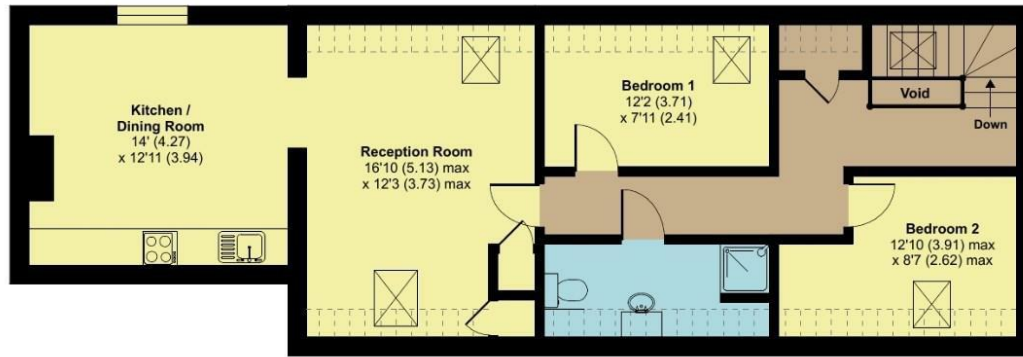
Mains electricity, water and drainage. Electric radiators, 'on demand' electric water heater.





Bewell Street, Hereford, HR4

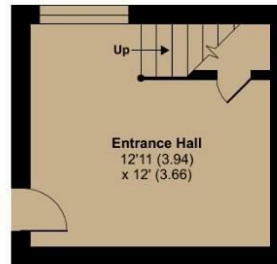
Approximate Area = 857 sq ft / 79.6 sq m (excludes void)
 Limited Use Area(s) = 105 sq ft / 9.7 sq m
 Total = 962 sq ft / 89.3 sq m
 For identification only - Not to scale



SECOND FLOOR
 APPROX FLOOR
 AREA 74.8 SQ M
 (806 SQ FT)



Denotes restricted head height



FIRST FLOOR
 APPROX FLOOR
 AREA 14.5 SQ M
 (156 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hunters Property Group. REF: 1064345

Viewings

Please contact hereford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

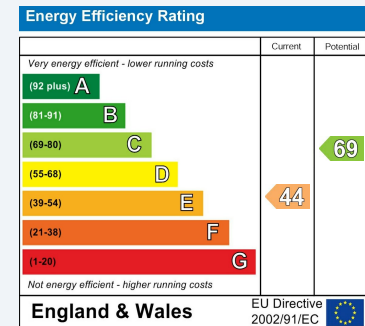
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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 Tel: 01432 278278 Email: hereford@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

