



## 5 AYLESTONE HILL

HEREFORD HR1 1HR

£545,000  
FREEHOLD

Substantial detached period property within easy reach of the city centre. Divided into 5 spacious apartments, each one self-contained. Let on AST basis. Estimated income circa 40k per annum.



## 5 AYLESTONE HILL

- Superb investment property • 5 Self-contained apartments • All let on AST's • Excellent income • Separate garage & parking • Substantial detached period house



### Property Description

This substantial detached double-fronted Victorian residence is conveniently located within walking distance of the city centre, in a prime area ideally placed for access to Hereford hospitals, railway station and further education colleges (Sixth form, Art and Technical).

Converted and extended in recent years to provide five very spacious self-contained apartments let individually on an Assured Shorthold Tenancy basis and have been consistently let since the property was converted, generating substantial income in excess of £40,000 per annum (exclusive of outgoings) see Agent's for further details.

Each apartment has gas central heating, up-to-date sanitaryware and modern fitted kitchens. Common areas are limited and there is a single garage with a parking space to the front, bike shed, bin store, shared garden and parking space in Penn Grove Road.

### Canopy Porch

Door to Entrance hall

Original tiled floor, emergency lighting, wall mounted electric heater.

### GROUND FLOOR

#### Self-Contained Apartment 1

Approximately 500 sq. ft.

Entrance hall, large living room with radiator and sliding doors overlooking the garden, kitchen fitted with a range of matching base and wall mounted units, electric oven, four-ring hob and plumbing for washing machine, bedroom with

radiator, cupboard housing gas fired central heating boiler and window to side, shower room with shower cubicle and mains fitment, wash hand basin, WC, ladder-style radiator and window.

Apartment 1 has the benefit of its own good-size private garden with a substantial paved patio.

#### Apartment 2 (Basement)

Approximately 397 sq. ft.

Steps leading down to the Entrance Hall, Kitchen with fitted units, built-in electric oven, extractor hood, plumbing for washing machine, door to Shower Room with shower cubicle and mains fitment, wash hand basin, WC and ladder-style radiator. Bedroom/Living Room has a radiator and eye-level windows to the front.

#### Apartment 3

Approximately 650 sq. ft.

Entrance hall understairs storage cupboard.

Bedroom 13' 2" excluding bay window x 10' 8" (4.01m x 3.25m)

Radiator, cupboard housing central heating boiler, original fireplace with surround.

Lounge 16' 7" excluding bay window x 12' 10" (5.05m x 3.91m)

Feature fireplace, 2 radiators.

Kitchen 12' 5" x 10' 5" max (3.78m x 3.17m)

Range of contemporary base and wall mounted units with worksurfaces and splashbacks, sink unit, electric oven, 4-ring hob, extractor hood, plumbing for washing machine.

Shower room with tiled walls and floor, double-width cubicle with mains shower, wash hand basin, WC, ladder-style radiator, extractor fan.

A staircase leads from the entrance hall to the

#### FIRST FLOOR LANDING

##### Apartment 4

Approximately 627 sq. ft.

Entrance Hall

Lounge 16' 7" x 12' 10" excluding bay window (5.05m x 3.91m)

2 radiators, door to

Bedroom 12' 7" x 11' 3" excluding bay window (3.83m x 3.43m)

Radiator, cupboard housing gas-fired central heating boiler.

Kitchen 12' 0" x 10' 7" (3.65m x 3.22m)

high gloss-effect black base and wall units, worksurfaces, splashbacks, sink unit, plumbing for washing machine, electric oven, 4-ring hob, extractor hood, double-glazed window, door to

Bathroom

White suite, bath with mixer tap and mains shower, wash hand basin, WC, extractor fan, radiator, double-glazed window.

##### Apartment 5

Approximately 639 sq. ft.

Entrance hall, separate WC with low-flush suite and wash

basin, shower room with cubicle and mains shower, wash hand basin, open-plan kitchen/living room fitted with a range of matching base and wall units, built-in electric oven, four-ring hob and extractor hood, plumbing for washing machine and window to rear, living room with radiator and window to front, bedroom with radiator and window to front.

##### Outside

To the front of the property is a paved area, there is also a communal bin/bike storage area. There is also a separate GARAGE with parking space in nearby Penn Grove Road.

Please note, the property does not have formal parking to the front.

##### Agents Note

The income with full occupancy is circa £40,000 per annum.

##### Tenure & Possession

Freehold - vacant possession on completion.

##### Property Services

Mains water, electricity, drainage and gas are connected.  
Gas-fired central heating.

##### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

##### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 5 AYLESTONE HILL





Total area: approx. 74.8 sq. metres (805.1 sq. feet)  
This plan is for illustrative purposes only  
Plan produced using PlanUp.



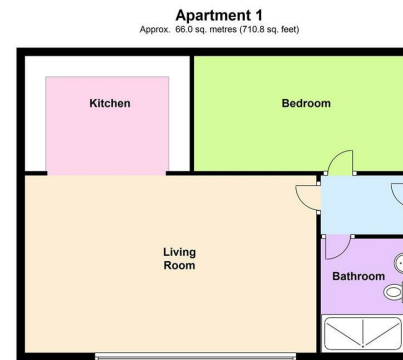
Total area: approx. 76.8 sq. metres (827.2 sq. feet)  
This plan is for illustrative purposes only  
Plan produced using PlanUp.



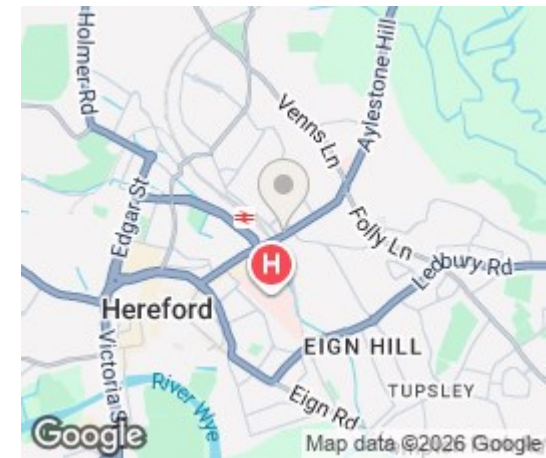
Total area: approx. 64.5 sq. metres (694.2 sq. feet)  
This plan is for illustrative purposes only  
Plan produced using PlanUp.



Total area: approx. 51.5 sq. metres (554.8 sq. feet)  
This plan is for illustrative purposes only  
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Total area: approx. 66.0 sq. metres (710.8 sq. feet)  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 74        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**EPC Rating: C Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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