



106 St. Owen Street, Hereford, HR1 2QE



**Sunderlands**  
Residential Rural Commercial





**106 St. Owen Street  
Hereford  
HR1 2QE**

### Summary of Features

- Ground Floor Apartment
- 1 Bedroom
- 2 Reception rooms
- Private courtyard garden
- No onward chain
- 149 years remaining on the lease

**Asking Price £130,000**

Built in the 1920s, this charming one-bedroom ground floor apartment offers character and convenience in equal measure. The accommodation briefly comprises: a welcoming communal entrance hall, spacious lounge, inner hall, double bedroom, separate dining room, fitted kitchen, rear hall, and bathroom. Externally, the property benefits from a private, enclosed courtyard to the side—ideal for outdoor relaxation or entertaining. With its excellent proximity to the City Centre and local amenities, this property represents an attractive opportunity for buy-to-let investors or a professional seeking a well-located home.

#### Location

St Owen Street can be found to the southeast of Hereford City Centre and the property is just a short walk from Hightown itself. The two surrounding predominately residential areas of Portfields and St James' are highly sought after given the proximity to the city, Castle Green and River Wye. Hereford Hospital, bus and train station are just a short walk away as well as Herefordshire Colleges at Aylestone Hill.

#### Accommodation

Steps from the street lead to –

#### Canopy Entrance Porch

With door through to Communal Hallway.

#### Private door to –

#### Lounge

Having bay window to the front and a door to the inner hall way, door to bedroom and a window to the side. Door from the inner hallway leads to –

#### Bedroom

Having window to the side.

#### Dining Room

Having window to the side, door to cellar and door to –

#### Kitchen

Having a matching range of wall and base units, sink drainer unit, work surfaces, space for appliances, window to the side and door to –

#### Rear Hallway

Having door to cupboard, door to rear courtyard and door to –

#### Bathroom

With bath, WC, wash basin and window to the rear.

#### Outside

There is an enclosed courtyard to the side with access to the rear hallway.

#### Services & lease

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

149 years remaining on the lease

Rooftop pay 50% of Building insurance to 1st Floor Flat 106 St Owen Street.

50% of the premium amounts to £661.96pa.

#### Directions

Leave Hereford Hightown travelling southeast along St Owen Street and at the Bath Street and Mill Street junction continue straight along into St Owen Street where the property can be found on the right hand side on the end of Grove Road.

#### Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.







### Sunderlands Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

### Hay-on-Wye Branch

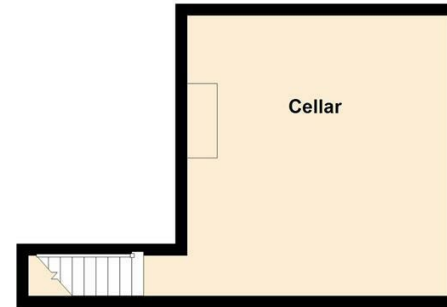
3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822 522

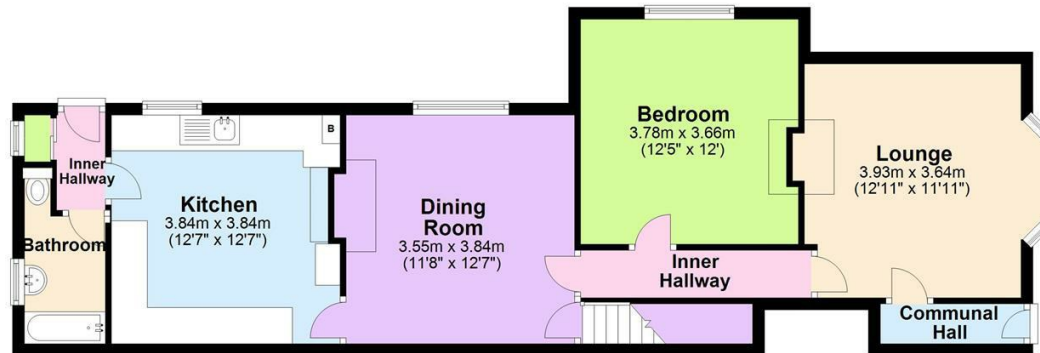
Email: hay@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

#### Basement



#### Ground Floor



Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

#### 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>		76
(55-68) <b>D</b>	64	
(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	

