



47A GAOL STREET HEREFORD HR1 2HU

£110,000
FREEHOLD

Situated within the heart of Hereford City Centre, a first floor one double bedroom flat offering ideal first time buyer/ investor accommodation and being sold with the benefit of no onward chain. The property which comprises an open plan kitchen/living area, one double bedroom and bathroom also benefits from gas central heating & double glazing. A viewing is highly recommended.



47A GAOL STREET

- Ideal for investors/first time buyers • One bedroom first floor flat • Gas central heating & double glazing • City Centre location • Sold with no onward chain • Must be viewed



Ground Floor

Stairs lead from the ground floor to the first floor with the entrance door to 47a leading into the

Entrance Hall

With radiator, coving, smoke alarm, loft hatch, wall light, wall mounted fuse box and door into the

Kitchen/Living Area

A light and airy space with two velux windows, a double glazed window to the front, a fitted kitchen comprising matching wall and base units with work surfaces over, sink and drainer unit, four ring and electric hob with oven below and cooker hood over, freestanding space for a fridge/freezer, cupboard housing the washing machine and space for tumble dryer, ample space for both living and dining, three radiators, two ceiling light points and doors into

Double Bedroom

A good sized double bedroom with double glazed window, radiator, coving, two ceiling light points and an array of fitted hanging rails and shelving with wall mounted gas central heating boiler.

Bathroom

Three piece suite comprising panelled bath with mains fitment shower head over and tiled surround, wash hand basin, low flush w/c, double glazed window and ceiling light point.

Agents Note

Please note the current vendor owns the freehold for

the building which is separated into two flats, they're currently in the process of sorting a lease agreement and upon completion of both flats, the freehold will be transferred to the new owners.

Directions

what3words/// hungry.major.bigger

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

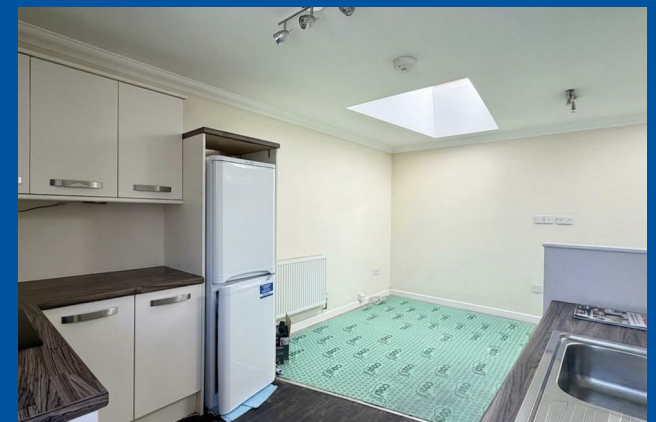
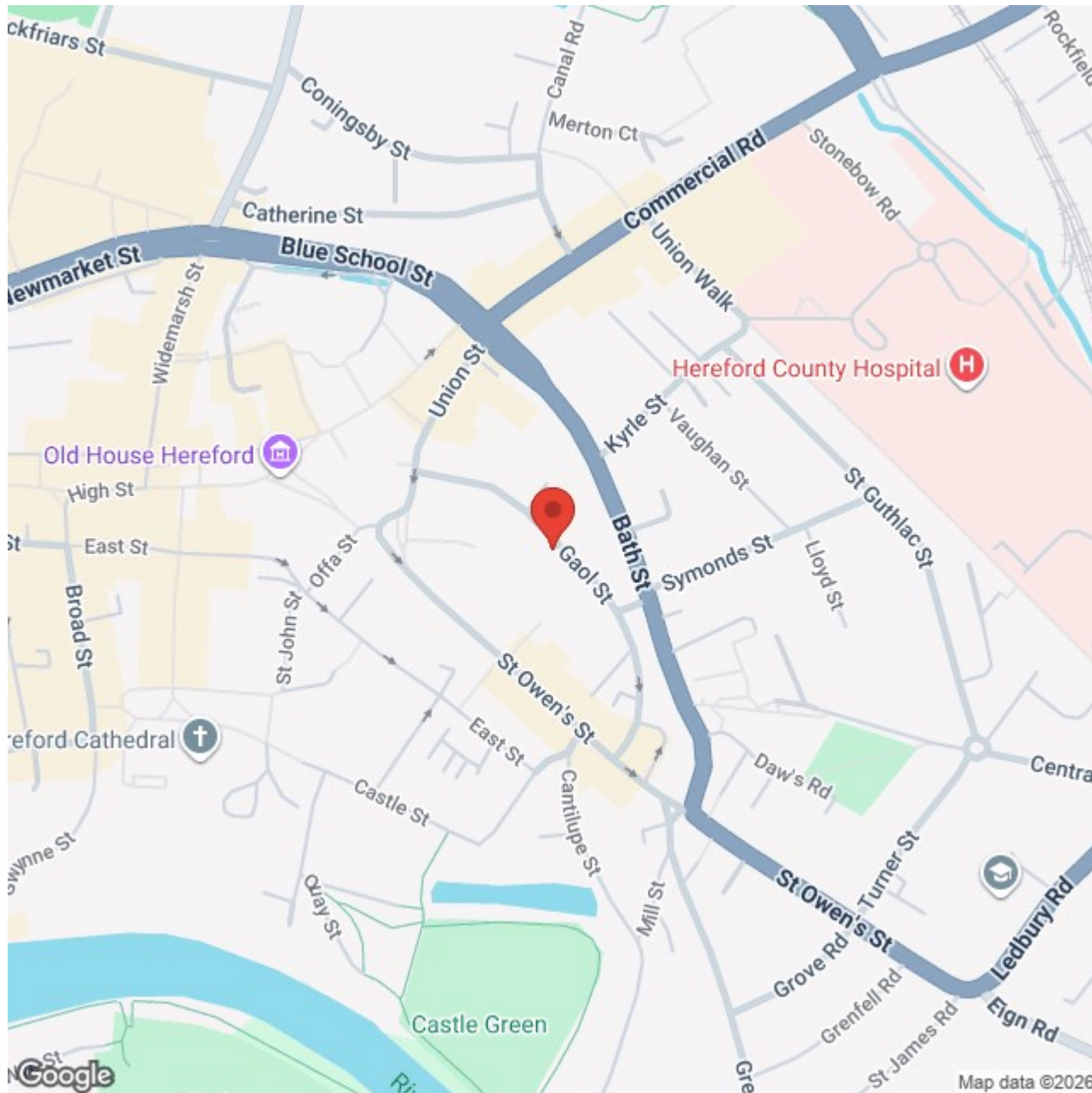
Tenure & Possession

TBC - vacant possession on completion.

Viewing Arrangements

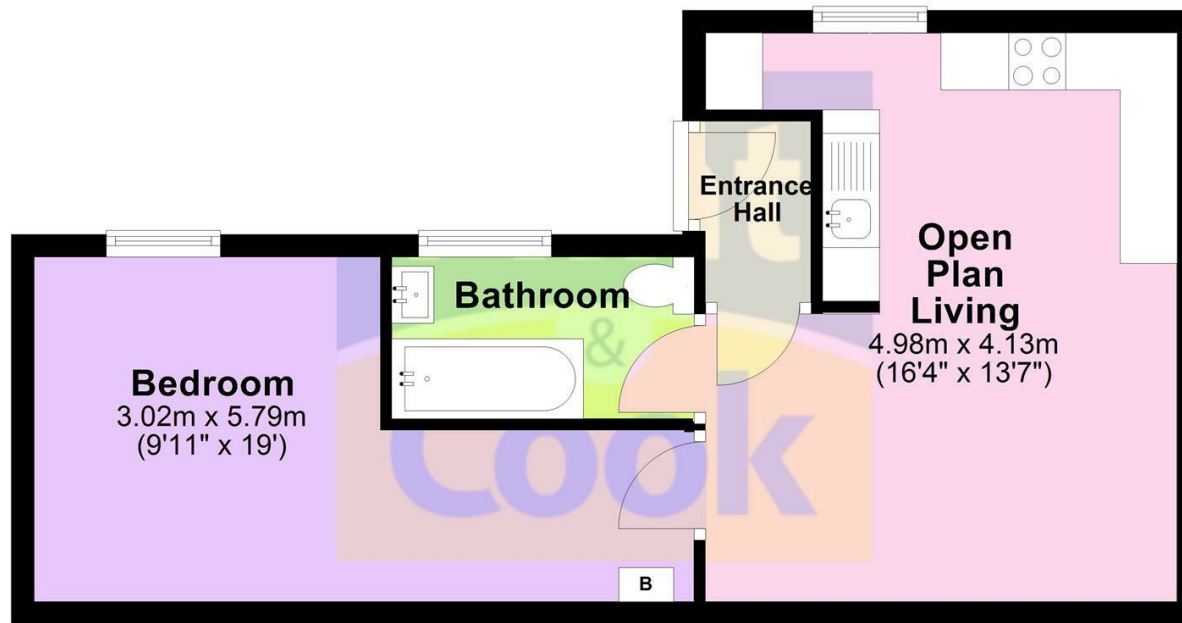
Strictly by appointment through the Agent (01432) 355455.

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Ground Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 37.3 sq. metres (401.9 sq. feet)

EPC Rating: C Hereford Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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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