

for sale

£54,500



Flat 3 West Street Leominster HR6 8EP

This property provides two well sized bedrooms and a lounge/kitchen in one. With space for a cooker, fridge and much more. this is a perfect investment or even a renovation project.

Flat 3 West Street Leominster HR6 8EP

Kitchen/Lounge

11' 1" x 13' (3.38m x 3.96m)

Wall and floor units, sash windows facing the back of the property, space for cooker and washing machine, wash basin, one centre light point.

Hall

One centre light point, air cupboard with boiler and light point

Bedroom One

8' 8" x 12' 8" (2.64m x 3.86m)

Sash window to the front of the property, one centre light point, radiator to the side or the room

Bedroom Two

6' 8" x 12' 9" (2.03m x 3.89m)

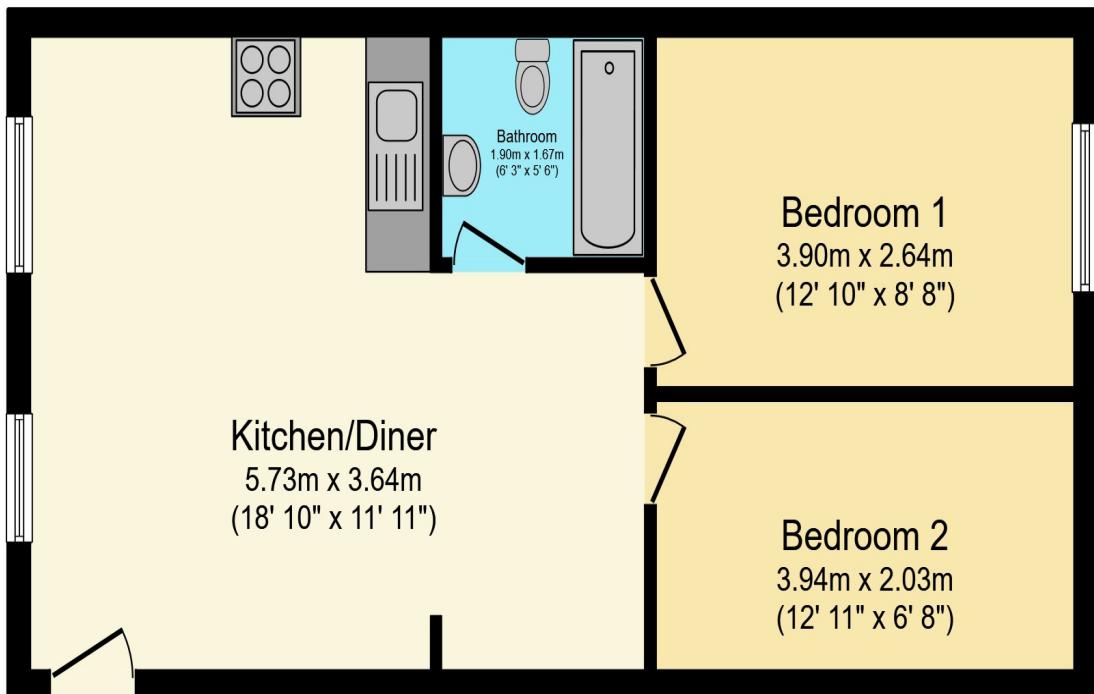
Sash window to the front of the property, radiator to the side, one centre light point.

Bathroom

Wall mounted storage heater, one centre light point, panelled bath, wash basin and W.C







Total floor area 46.4 m² (500 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER316204 - 0011

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 200.00

Ground Rent: 25.00

[view this property online connells.co.uk/Property/HER316204](http://www.connells.co.uk/Property/HER316204)

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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