



175, Widemarsh Street, Hereford, HR4 9HF
Offers Over £160,000

175 Widemarsh Street Hereford

This two bedroom recently refurbished home is located within the heart of Hereford city and offers fantastic value with gas centrally heated and double glazed three storey accommodation to including 2 WCs, converted cellar and garden.

Whether you are a first-time buyer, investment buyer or looking to downsize, this terraced house presents an excellent opportunity to own a piece of Hereford's real estate with its appealing features and prime location, this property is not to be missed.

- Two bedroom home
- Three floors of accommodation
- Main bathroom & separate WC
- Fully fitted kitchen with newly fitted Combi boiler
- Recently refurbished
- Rear lobby & cellar room
- Enclosed outside garden space with new fence
- Large open plan reception
- Prime City location
- No onwards chain

Material Information

Offers Over £160,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: B

EPC: E (47)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Please note this is a general guide to the property and is not intended to constitute part of an offer or contract.

Widemarsh Street, Hereford, HR4

Approximate Area = 985 sq ft / 91.5 sq m

For identification only - Not to scale



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

The accommodation is over three floors and benefits from recent re-decoration and new floorings throughout and comprises of large reception room, fitted kitchen, stairs down to rear lobby, converted cellar room and four piece bathroom. From the reception room stairs rise up to two double bedrooms and a further WC

Property Description

The property is entered from the road into the main reception room with double glazed windows to both front and rear aspects, a door lead into the kitchen where there is a wall mounted boiler, a range of matching wall and base units under worktop with tiled splashbacks, space for fridge freezer and washing machine, double glazed windows to the side and rear aspects and a door out to the veranda.

From the living room stairs rise to the first floor where can be found a WC with wash hand basin, bedroom one with double glazed window to the front and bedroom two with double glazed window to the rear.

The reception room has a door which gives access to stairs leading to the lower ground floor where there is a large rear lobby room, door to the rear garden, door to the converted cellar and door to the bathroom which comprises of WC, bidet, pedestal basin and panel bath with shower over.

Outside

the property is approached from the road via a small courtyard giving access to the main entrance door. From the kitchen a door gives access to an outside veranda area. From the rear lobby a door gives access to the rear of the property where there is a lawn area with fencing to either side.

Location

Widemarsh Street is ideally situated, providing easy access to local amenities, shops, and transport links, making it a prime location for both work and leisure. Within easy walking distance are shops, supermarkets, bus and train station, restaurants, doctors surgery, hospital and all of the comprehensive amenities of Hereford city centre.

Services

All mains services are connected.

Broadband

Standard 10 Mbps 0.9 Mbps Good
Superfast 53 Mbps 10 Mbps Good
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach

Indoor & Outdoor Mobile Coverage

Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Anti Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions

From the office turn right onto Victoria St A49 and at the Tesco roundabout take the 2nd exit into Blueschool St A438 and 1st left into Widemarsh St. Follow the road through the traffic lights and at the mini roundabout the property is directly in front of you. Wat3words/////bells.basic.drama

