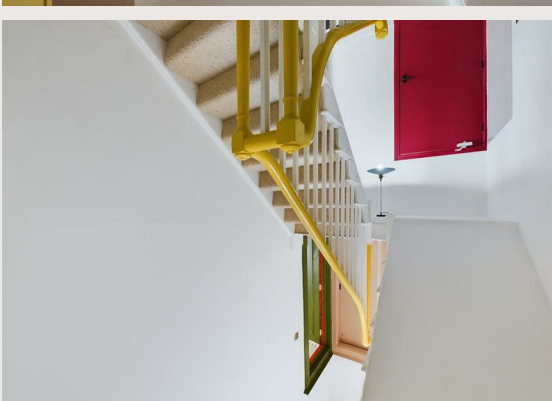
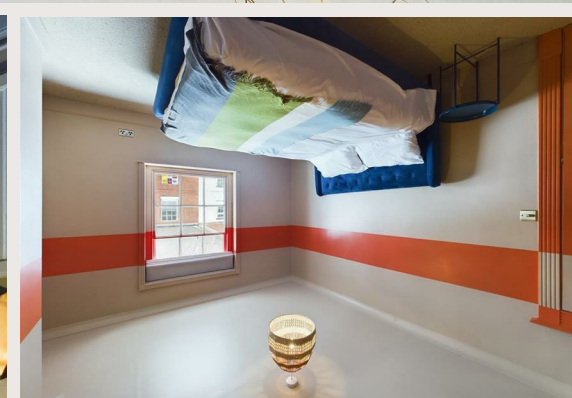
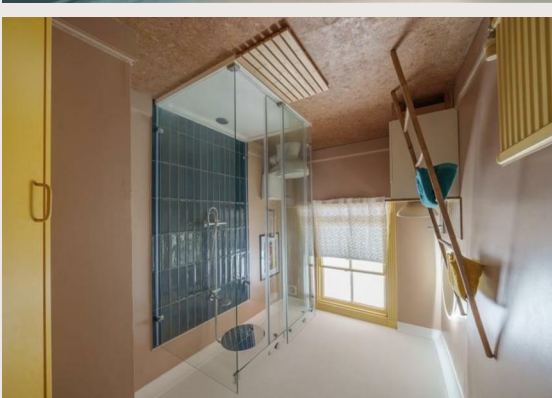




The Townhouse, 6, Bridge Street, Hereford, HR4 9DF
Price £285,000

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The Townhouse, 6 Bridge Street Hereford

A stunning four storey Grade II listed Georgian style Townhouse built in the 1820s that has been renovated to a very high standard and sympathetically retains many original features, located within Hereford's City Centre. The property offers grandeur and spacious accommodation consisting of four bedrooms, two reception rooms, one of which is a large first floor drawing room, an intimate dining room as well as a kitchen/dining room and two shower rooms.

THIS IS A PROPERTY THAT MUST BE VIEWED TO BE FULLY APPRECIATED CALL 01432 266007

- Georgian Townhouse
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen/Dining Room
- Cellar
- Many Period Features
- City centre location
- NO ONWARD CHAIN

Material Information

Price £285,000

Tenure: Flying Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: C (72)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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
A Georgian style Townhouse built in the 1820s that offers 1850 sqft of living space and being located in Hereford's City Centre makes if a fabulous base to explore beautiful Herefordshire. This renovated lock up and leave home would be an ideal holiday home, holiday let or an investment property. There is accommodation over four floors comprising, entrance hall, kitchen/dining room, dining room, first floor drawing room, cellar, four bedrooms and two shower rooms plus ground floor cloakroom.

Property Description
From the entrance hall there is a kitchen/breakfast room with granite worktops, appliances such as Bosch integrated hob & electric oven with stainless steel recirculating extractor fan, Bosch dishwasher and CDA washing machine both fully integrated along with an integrated CDA fridge/freezer and ample shelving storage. There is a separate rear dining room with soft cork flooring, feature stained glass effect light panel and a cellar with a variety of uses such as home gym, photography room or music room.
On the first floor there is an elevated 17ft drawing room with two large ceiling to floor windows and secondary glazing, with a feature wallpapered ceiling, original feature fireplace with marble mantlepeice and original cornicing. There is a bedroom to the rear and from the landing a compact shower room which has a walk in shower and combined toilet with wash hand basin in the cistern.
On the second (top) floor there is access to the main bedroom with views across to historic Hereford Cathedral with two further bedrooms and a rear shower room that has a walk in shower, toilet and wash hand basin in vanity unit with storage.
The property has been decorated in a contemporary fashion and has been refurbished throughout with high end fixtures and fittings, lighting, plumbing, electrics and more. With 100% new wool carpets on the stairs, lounge and all bedrooms. All furnishings and light fixtures can be negotiated by separate arrangement.

Garden and Parking
The property does not have it's own outdoor space or parking space however the vendor has advised that parking is available locally at £30 per calendar month or with a council permit.

Services
All mains services are connected and a new Worcester Bosch Boiler was installed in 2023.

Location
Located in the heart of the beautiful Herefordshire City of Hereford, the Cathedral within walking distance and an array of restaurants, shops and a multi screen cinema. The riverside walks along the Wye take you in to countryside and are ideal for walking or cycling from Old Bridge Street which is only 100 yards away. This property offers the best of City centre living.

Broadband
Broadband download uploadAvailability
Standard 20 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast NA NA Unlikely
Networks in your area - Openreach

Mobile Phone Coverage
<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
Walking from our office in Hereford, turn left in to Bridge Street and the property can be found after a short distance on your left.

