

for sale

£105,000



Catherine Street HEREFORD HR1 2DU

A stylish one-bedroom first-floor apartment in the heart of Hereford City Centre, offering excellent potential for first-time buyers or investors seeking a well-located, low-maintenance property.

# Catherine Street HEREFORD HR1 2DU

## Entrance Hall

A private entrance hall with stairs leading to living accommodation.

## Inner Hall

Double glazed door to front, ceiling light point and door giving access into:

## Open Plan

13' 9" x 10' 4" ( 4.19m x 3.15m )

Kitchen -

Fitted wall and base units with roll top work surfaces, one bowl sink and drainer and integrated appliances to include oven, gas hob and cooker hood, under counter fridge freezer and washer/dryer. With ceiling light point and double glazed window to front.

Lounge/Diner -

Ceiling light point, radiator and doors to bedroom and bathroom.

## Bedroom One

10' 6" x 11' ( 3.20m x 3.35m )

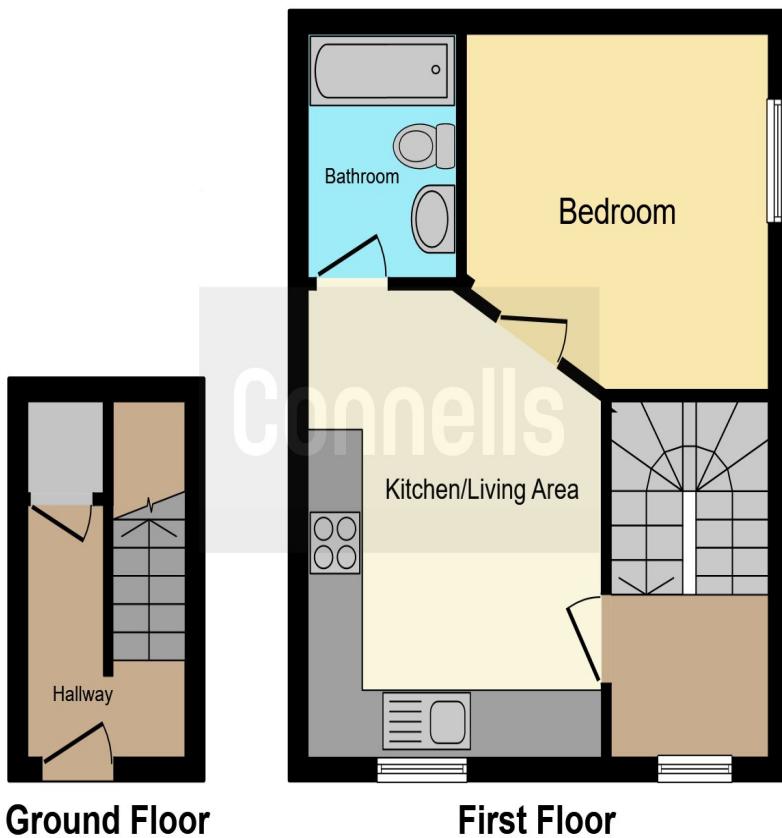
Double glazed window to side elevation, ceiling light point and radiator.

## Bathroom

White suite comprising; bath with shower over, w/c, wash hand basin, ceiling light point and heated towel rail.







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER315743 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 150.00

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/HER315743](http://www.connells.co.uk/Property/HER315743)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2007. 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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