



AN INVESTMENT OPPORTUNITY

This dual-apartment building offers an exceptional investment opportunity, delivering a combined yield exceeding 10% in an area with strong rental demand. Priced for a quick sale, ideal for cash buyers, includes both apartment leaseholds AND freehold.

Approached off Rowberry Street by a shared walkway. In a quiet position within close walking distance of the town centre and all its amenities.

A Recently Refurbished Conversion of a Two-Storey Building to Two Self-Contained Flats both Having Double Glazing, Mains Gas Fired Central Heating, New Carpets, Vinyl, Curtains and Blinds. At present producing £14,280 Gross.

**FLATS A & B
24 ROWBERRY STREET
BROMYARD
HR7 4DT**



Flat B is Ground Floor with Own Access, Hall, Sitting Room/Kitchen, Bedroom En-Suite. EPC - C

Flat A is First Floor with Own Access, Hall, Stairs and Landing, Sitting Room/Kitchen, Bedroom En-Suite. EPC – C

Offers in the region of £140,000

Flats A & B, 24 Rowberry Street, BROMYARD HR7 4DT

FLATS A & B, 24 ROWBERRY STREET are approached by a door from the street to a shared walkway with a brick wall to one side. They are in a quiet position but within close level walking distance of the town centre, its amenities, and the bus stop for the regular Hereford/Worcester service. Both flats have their own access, have recently been refurbished and repainted. Double glazed windows, mains gas fired central heating to radiators, new carpets and en-suites to bedrooms.

FLAT A - This is approached off the walkway to a part glazed door and

HALL with new carpet, hat and coat hooks, storage under stairs, door to

STAIRS & LANDING with new carpet. Opening to

SITTING ROOM/KITCHEN (17'5" x 11'7")



New fitted carpet with new vinyl in front of units. Window with blind, cupboard with boiler, smoke alarm and radiator. Base units of cupboards and drawer, space for fridge and freezer, electric cooker point, work surface and stainless steel sink. Wide opening to

BEDROOM EN-SUITE (11'7" x 10'7")



New carpet, radiator, smoke alarm, window with blind and door to

EN-SUITE of hand basin, WC, glazed shower cubicle with electric unit. New Vinyl floor.

FLAT B - This is approached off the walkway to a part glazed door and

RECEPTION with new carpet, opening to

SITTING ROOM/KITCHEN (15'2" x 10'7" max.)



New fitted carpet with vinyl in front of units, radiator, window with blind and curtains, cupboard with gas boiler.



New base and wall units, space for washing machine, work surface with inset stainless steel sink and mixer tap. Opening to

BEDROOM EN-SUITE (11'1" x 10'7")



New carpet, smoke alarm, radiator, window with blind and curtains, door to

EN-SUITE of WC, hand basin, glazed shower cubicle with tiling and electric shower unit. Vinyl floor.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - A (both flats)

LETTINGS

Both flats are let on assured shorthold agreements at £595 pcm each.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003466

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.