

for sale

£140,000



Catherine Street HEREFORD HR1 2DU

Being SOLD with NO ONWARD CHAIN is this two bedroom end of terrace property with scope for further modernisation and an ideal city centre location close within easy walking distance to numerous amenities which presents a unique opportunity for investors and First Time Buyer's around.

Catherine Street HEREFORD HR1 2DU

The low maintenance property comprises a living room with understairs storage cupboard, kitchen with utility cupboard with plumbing for a washing machine, pantry style storage, space for appliances and fitted base and wall units. A rear door gives access to a private, low-maintenance and paved yard area with gated access to the side. The first floor comprises a small landing, two double bedrooms and family shower room.

Centrally located, this property presents a unique and exciting opportunity for Investors and First Time Buyer's. Within walking distance, buyers can expect to enjoy all the splendor and ease of Hereford City Life. The property is a low-maintenance home with scope for further modernisation and boasts gas central heating.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Living Room

A feature fireplace, two wall light points, central heating radiator, single glazed window to front aspect, one ceiling light point and understairs storage cupboard with one ceiling light point

Kitchen

With wall and base storage units, wash basin, space for cooker and fridge, central heating radiator, one ceiling light point, double glazed window to rear aspect and fitted storage cupboard with a wall light point and sing glazed window to rear aspect



Utility Room

Off the kitchen, the utility room offers the water tank, a singular wall light point, fitted shelving and plumbing for a washing machine

Landing

One ceiling light point and single glazed window to front aspect.

Bedroom One

Three single glazed sash windows to front aspect, one ceiling light point, central heating radiator, feature fireplace and fitted wardrobe



Bedroom Two

Single glazed sash window to rear aspect, a feature fireplace, loft hatch, one ceiling light point and central heating radiator

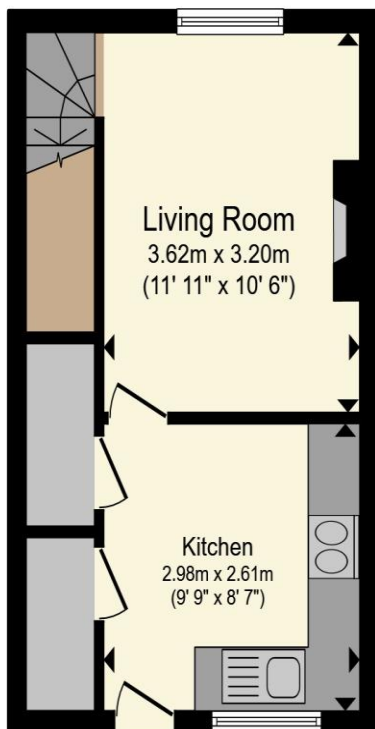
Bathroom

Frosted double glazed window to rear aspect, shower cubicle with shower, one ceiling light point, central heating radiator, wash basin and w.c.

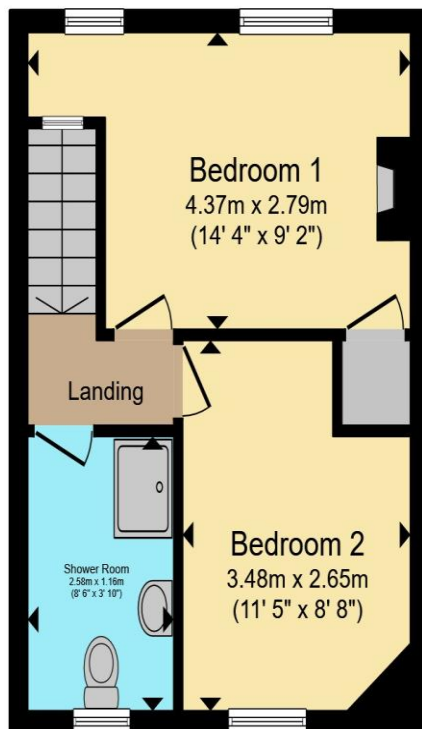
Yard

Accessed via the kitchen, the private yard consists of a paved area with fence and wall surround.





Ground Floor



First Floor

Total floor area 53.1 m² (572 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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T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER316685 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: B

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