



Greyhound House Bewell Street, Hereford, HR4 0AH



**Sunderlands**  
Residential Rural Commercial





**Greyhound House  
Bewell Street  
Hereford  
HR4 0AH**

### Summary of Features

- Newly converted 2 bedroom maisonette
- Centrally situated convenient to shops & restaurants etc
- Large kitchen/Living room

**Asking Price £167,500**

Set in the heart of Hereford City, less than 100m from Hereford High Street, this recently converted two bedroom maisonette offers excellent spacious living accommodation benefiting from large sash windows. This self-contained listed Grade 2 property sits within a larger, Georgian building, formerly The Greyhound Hotel. Access to the flat front door is via a hall with shared cycle store. The flat door opens onto a private hallway and stairs to the First Floor and briefly comprises Landing, open plan Living Room/ Kitchen/ dining room with newly fitted Kitchen and a further stairway leading to the Second Floor to the two double bedrooms and shower room. There is electric heating, new carpets and fittings and of course, no ongoing chain. Ideal for professional couples or the active retired seeking city living who would appreciate the convenience of facilities.

#### **Situation**

The property is situated on Bewell Street, less than 50m from All Saints Church and around the corner from Hereford High Town. Therefore, accessible to all city amenities, shops, cafes etc. Tesco's supermarket is nearby as well as leisure facilities etc.

Accommodation in more detail as follows:

#### **Accommodation**

##### **Street Door**

Into communal hall and cycle store.

##### **Flat Front Door**

Giving onto private hall and stairs to:

##### **First Floor**

##### **Landing**

With windows, electric radiator, door to –

##### **Living Room**

A good sized open plan 'L' room incorporating Kitchen and living areas, with three large sash windows flooding the room with natural light. Electric heaters.

##### **Kitchen**

With a range of new base and eye level units with worksurface area, four ring electric hob with oven under and extractor over. Fridge space and plumbing space for washing machine.

Stairs lead from the First Floor Landing to the Second Floor.

#### **Landing**

Having window, airing cupboard housing hot water cylinder.

#### **Bedroom One**

Having two windows, electric radiator.

#### **Bedroom Two**

Having two windows, electric radiator, fitted cupboard with hanging rail and shelf.

#### **Shower Room**

Having two windows, electric radiator, fitted cupboard with hanging rail and shelf.

#### **Services**

Mains electricity, water and drainage.

#### **Lease Information**

Brand new 999 year lease. No Ground Rent. Contribution to shared building maintenance estimate £125 pcm.

#### **Directions**

From Hereford Hightown, pass Marks & Spencer on the left hand side and at All Saints Church, turn immediately right and then left into Bewell Street where the property will be seen after a short distance on the left hand side.

#### **Anti Money Laundering**

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.





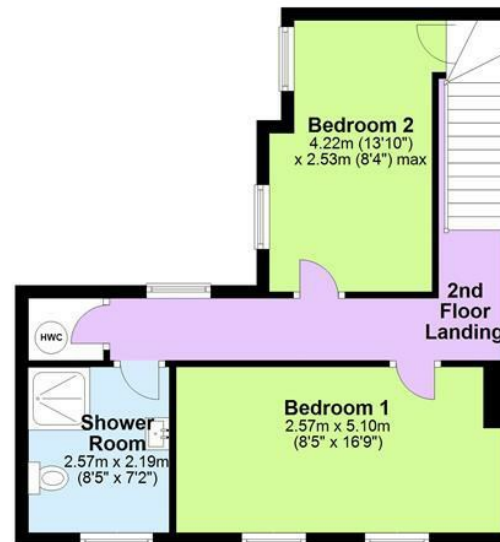




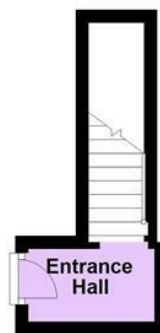
**First Floor**



**Second Floor**



**Ground Floor**



Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

**Sunderlands**

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