



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### **Flat 1, 45 Widemarsh Street, Hereford, HR4 9EA**

*'Situated within Hereford City Centre a Grade II listed two bedroom first floor flat with gas central heating and secondary glazing, ideal first time buyer/investment accommodation'*

**£130,000 (Leasehold)**

## Flat 1, 45 Widemarsh Street, Hereford, HR4 9EA

### LOCATION

The property is located within Hereford City Centre with access to all local amenities. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

The subject property is a Grade II listed two bedroom first floor flat with gas central heating, secondary glazing and accommodation comprising communal entrance hall with stairs to the first floor and door to entrance hall, sitting room, kitchen, two bedrooms and bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

Entrance door from the communal entrance hall.

#### ON THE FIRST FLOOR:

##### Entrance Hall

With panelled radiator, storage cupboard, intercom system, laminated flooring, smoke alarm, doors to bedrooms, bathroom and sitting/dining room.

##### Sitting Room

5m (16'5) (maximum) x 4.78m (15'8)

With rear aspect secondary glazed window, two panelled radiators, television point, telephone point and access to the kitchen.



##### Kitchen

2.67m (8'9) x 2.06m (6'9)

With rear aspect secondary glazed window, a range of units comprising a stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for fridge, space for cooker and wall mounted gas central heating boiler.



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### Bedroom 1

4.95m (16'3) (maximum) x 3.28m (10'9)

With two front aspect sash windows which have been secondary glazed and panelled radiator.



### Bedroom 2

3.96m (13'0) x 2.34m (7'8) (maximum)

With front aspect sash window with secondary glazed unit and panelled radiator.

### Bathroom

2.62m (8'7) x 1.73m (5'8)

With panel enclosed bath with electric shower over, pedestal mounted wash hand basin, low flush wc, extractor fan, panelled radiator and vinyl flooring.



### COUNCIL TAX BAND A

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### TENURE

The property is leasehold with 98 years remaining on the lease.

### GROUND RENT & SERVICE CHARGES

The current ground rent and service charge is £976 per annum.

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### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

The property is located within Hereford City Centre on Widemarsh Street.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**28th May 2025**

ID40623

### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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