

Watkins Thomas Ltd 5 King Street Hereford HR4 9BW

> Tel: 01432 272280 Fax: 01432 343444

enquiries@watkinsthomas.co.uk 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.



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

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.

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

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

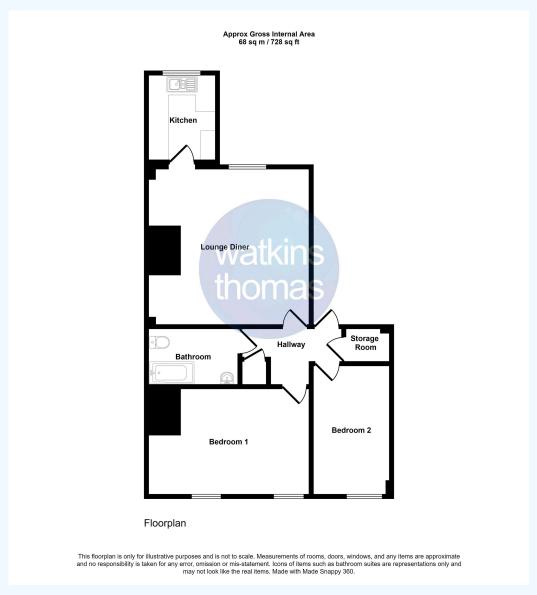
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.