

for sale

£125,000



Catherine Street HEREFORD HR1 2DU

Being SOLD with NO ONWARD CHAIN is this one bedroom mid-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.

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The low maintenance property comprises a living room with understairs storage cupboard, kitchen with pantry style walk-in storage, space for appliances and fitted base and wall units. A rear door gives access to a low-maintenance and paved communal yard area with gated access to the side on to Canal Road. The first floor comprises a landing, airing cupboard, double bedroom and a spacious family bathroom with panelled bath and separate shower cubicle.

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 ceiling light point, central heating radiator, single glazed window to front aspect, understairs storage cupboard and fitted base storage units

Kitchen

Single glazed window to rear aspect, central heating radiator, one ceiling light point, wall and base storage units, space for a cooker and fridge freezer, wash basin and walk-in storage cupboard with additional single glazed window to rear aspect



Landing

One ceiling light point, single glazed window to rear aspect, a loft hatch and airing cupboard housing central heating boiler

Bedroom

Single glazed window to front aspect, one ceiling light point, central heating radiator, feature fireplace and walk-in wardrobe

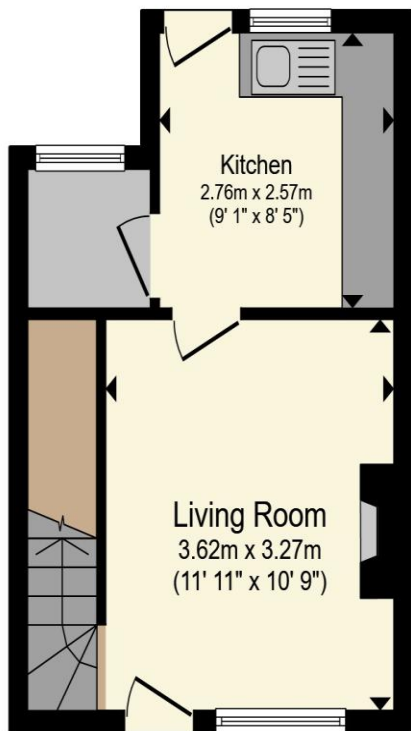
Bathroom

Frosted single glazed sash window to rear aspect, shower cubicle with shower, panelled bath, one centre light point, central heating radiator, wash basin and w.c.

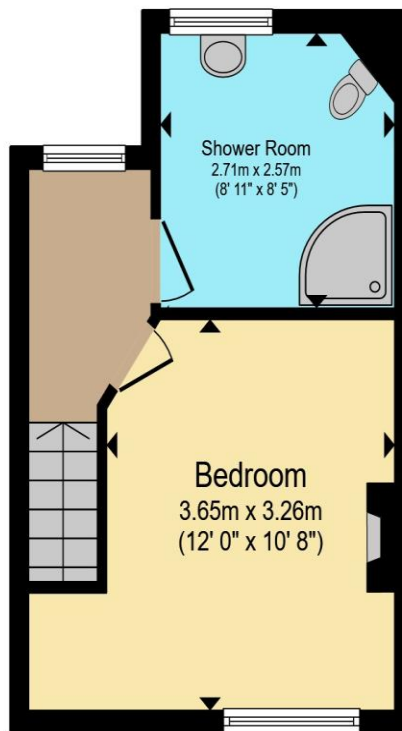
Yard

Communal paved area accessed via door from kitchen.





Ground Floor



First Floor

Total floor area 49.6 m² (534 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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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER316684 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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