



**43 CATHERINE STREET  
HEREFORD HR1 2DU**

**£119,950  
LEASEHOLD**

Occupying a convenient central location within easy walking distance of Hereford city centre, a purpose-built one bedroom first floor flat offering ideal first-time buyer or investment accommodation. The property, which is offered for sale with no onward chain has the added benefit of gas central heating and we recommend an internal inspection.



- Convenient central location
- Purpose built 1st floor flat
- Lounge and separate kitchen
- Gas central heating
- Ideal for first time buyers
- No onward chain

### Communal Entrance

With stairs leading to the first floor landing with door to the

### Reception Hall

With radiator, fitted carpet, coat hooks, central heating thermostat, door entry system and door to the

### Living Room

With fitted carpet, radiator, double glazed sash style window to the front aspect and corner store cupboard housing the gas central heating boiler with shelving below.

### Kitchen

Fitted with a range of wall and base cupboards, work surfaces, single bowl sink with mixer tap, built-in double oven and hob, space and plumbing for washing machine, double glazed window, recessed spot lighting, radiator, fridge/freezer.

### Bedroom

With fitted carpet, radiator, access hatch to loft storage space and a double glazed sash style window.

### Bathroom

With suite comprising bath with shower units over and glazed screen, low flush WC, pedestal wash hand basin, tiled floor, radiator, double glazed window and recessed spot lighting.

### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Agents Note

Leasehold – A new lease is being prepared with 125 years.

### Outgoings

Water and drainage rates are payable.

### Directions

By foot from the Hereford Flint and Cook office proceed along Broad Street into Widemarsh Street, cross over the traffic lights by Costa Coffee and then turn first right into Catherine Street.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

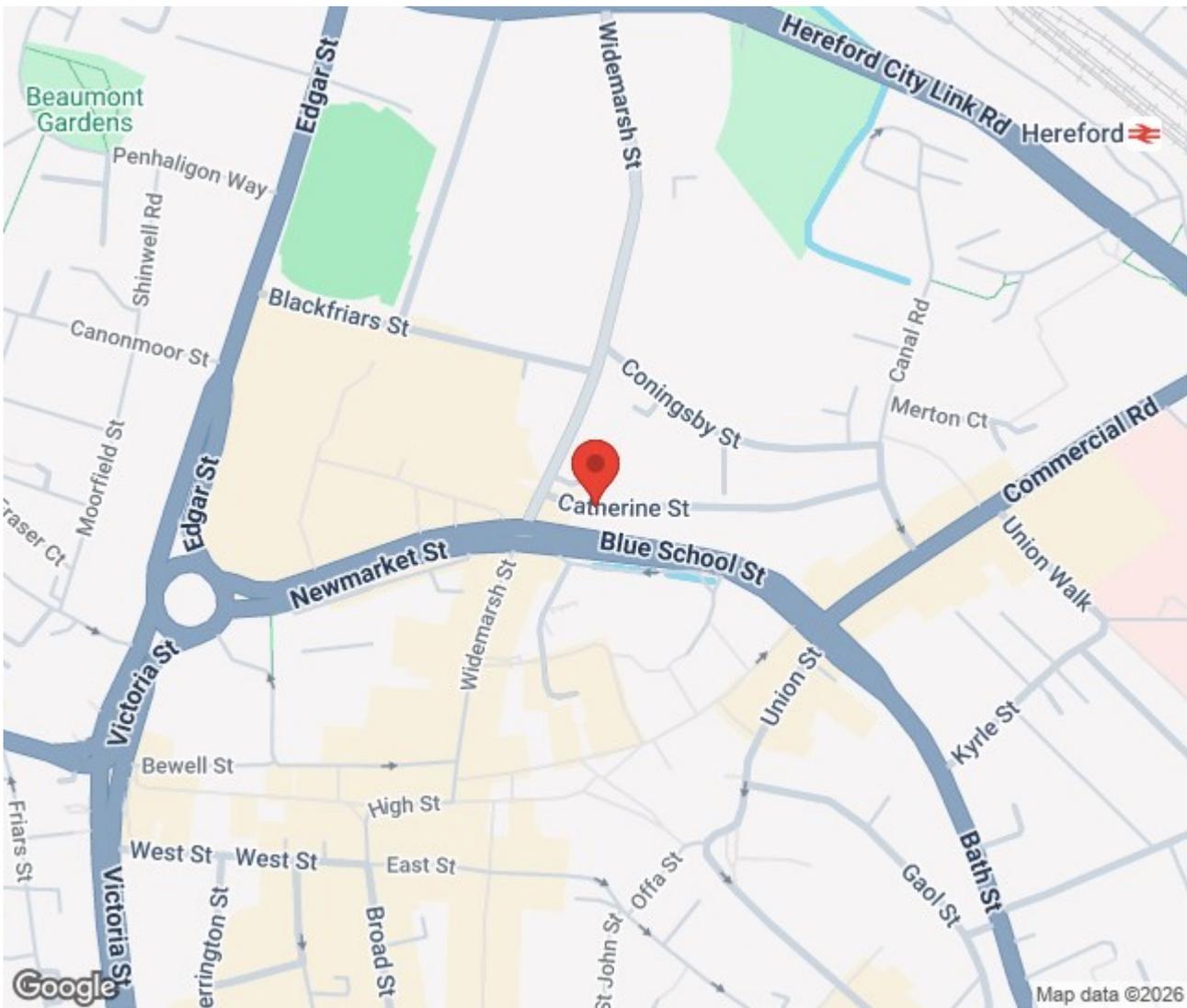
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.



# Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**EPC Rating: C    Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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