





23 WYE WAY

HEREFORD HR1 2NP

Asking Price £185,000

LEASEHOLD - SHARE OF FREEHOLD

A well positioned two-bedroom ground-floor apartment offering spacious and low-maintenance accommodation, ideal for first-time buyers, investors or those looking to downsize. The property benefits from a generous open-plan kitchen/living/dining area with a feature bay window, two bedrooms and is conveniently positioned for access to Hereford City Centre. Offered for sale with the added benefit of no onward chain.

Flint & Cook

23 WYE WAY

• Ground floor apartment • Two bedrooms • Sold with no onward chain • Convenient residential location • Ideal for a first time buyer/ downsizing • Must be viewed!





Ground Floor

With communal entrance door leading into the communal entrance hall where the entrance door is found for

No.23

With entrance door leading into the

Reception Hall

With fitted carpet, ceiling light point, wall mounted electric heater, phone entry system, airing cupboard housing the hot water system and doors into

Open Plan Living

A spacious and well-proportioned open-plan living area incorporating a fitted kitchen with a range of wall and base units and ample work surface space over. There is a stainless steel 1½ bowl sink and drainer with tiled splashbacks, four-ring electric hob with cooker hood over and oven below, integrated under-counter fridge and freezer, slimline dishwasher and under-counter space and plumbing for a washing machine. The kitchen area is finished with wood-effect flooring and benefits from a ceiling light point and window. The lounge/dining area provides ample space for both living and dining furniture, with fitted carpet, two wall-mounted electric heaters, two ceiling light points and a large feature bay window to the front aspect providing plenty of natural light.

Bedroom One

A good sized double bedroom with fitted carpet, ceiling light point, wall mounted electric heater, two sash windows and a double fitted wardrobe.

Bedroom Two

Comprising fitted carpet, a ceiling light point, wall mounted electric heater, sash window and double fitted wardrobe.

Bathroom

A three piece white suite comprising a p shaped panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin, low level w/c, heated towel rail, two wall light, tiled floor and extractor.

Outside

The property benefits from use of the communal gardens/grounds and the use of one allocated parking space.

Directions

Proceed east through Hereford city along Blue School Street continuing into Bath Street and then just before reaching St Owen Street turn right at the lights into Green Street and then immediately right into Mill Street. Continue into Mill Street and the Wye Way development is immediately ahead of you.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected.

Electric heating.

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.

Tenure & Possession

Leasehold- vacant possession on completion.

Service Charge - TBC

Ground Rent - TBC

Lease length 150 years commeced July 2003 with 126 years remaining.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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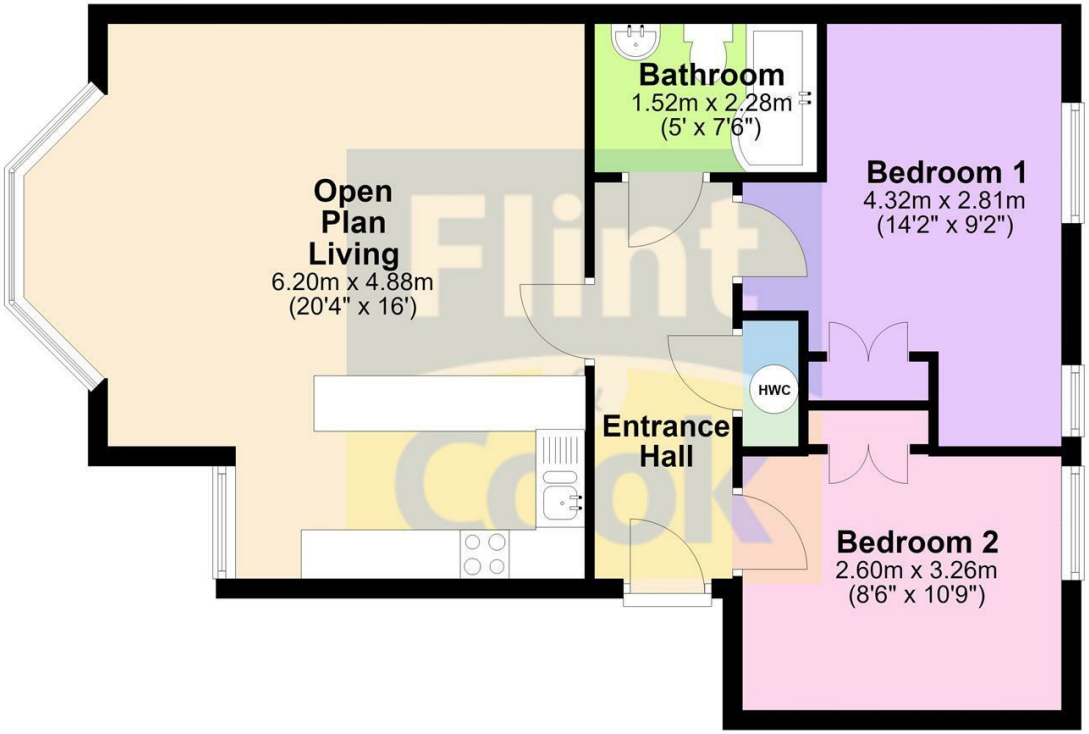
Ground Floor

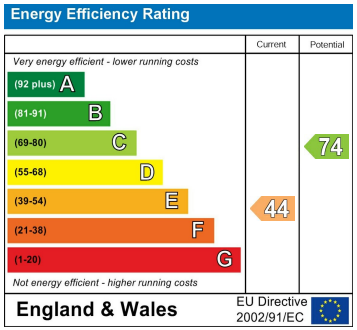
Approx. 62.3 sq. metres (670.6 sq. feet)



Total area: approx. 62.3 sq. metres (670.6 sq. feet)

EPC Rating: E Hereford Council Tax Band: C





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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