

FOR
SALE



37 Wye Way, Hereford HR1 2NP

£179,950 - Leasehold

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PROPERTY SUMMARY

Prime central location a spacious Grade II Listed 2 bedroom upper floor apartment with large living room, breakfast kitchen, en-suite shower room, views across the River Wye. No onward chain!

POINTS OF INTEREST

- *Prime riverside location*
- *Spacious Grade II Listed 2-bedroom top floor apartment*
- *Large living room*
- *En-suite shower room*
- *No onward chain*
- *Must be viewed*



ROOM DESCRIPTIONS

Communal entrance hall

Stairs leading up to the

Second floor Communal Hallway

Entrance door to the

Spacious reception hall

Wall mounted electric heater, door entry phone system, useful airing cupboard, door to

Living room

A light and airy room with 2 wall mounted electric heaters, TV aerial and telephone points, 2 glazed sash windows with Venetian blinds enjoying a fine outlook across the River Wye and King George Playing fields beyond, square arch to the

Kitchen/breakfast room

1 1/2 bowl sink unit with mixer tap, range of wall and base cupboards, built-in oven and hob with splashback and cooker hood over, built-in fridge/freezer, mini-dishwasher and washing machine, space for breakfast table, central spot lighting, glazed sash window.

Bedroom 1

3 glazed sash windows with Venetian blinds, 2 wall mounted electric heaters, ample space for wardrobes, TV aerial and telephone points, door to en-suite shower room having shower cubicle with glazed sliding doors, WC, pedestal wash hand basin, 2 glazed sash windows with blinds, wall mounted electric heater.

Bedroom 2

Wall mounted electric heater, glazed sash window with Venetian blind, TV aerial and telephone points, space for wardrobes.

Bathroom

Curved bath with shower unit over and glazed screen, WC, pedestal wash hand basin with wall mirror and shaver socket/light over, 2 glazed windows, partially tiled wall surrounds.

Outside

The property stands in well maintained communal gardens and the allocated parking is a short distance away from the property.

Agents note

The property benefits from the remainder of a 150 year lease which commenced in 2003. Service charge £116 per month (to be confirmed).

Directions

Proceed east out of Hereford city along Blueschool Street, which continues into Bath Street and St Owen Street. Just before reaching Ledbury Road, turn right into St James' Road and at the T-junction turn left into Green Street and immediately right into Nelson Street. After approximately 400 yards, turn left into the entrance to Wye Way.

What3words: [gravy.safely.exchanges](#)

Money Laundering

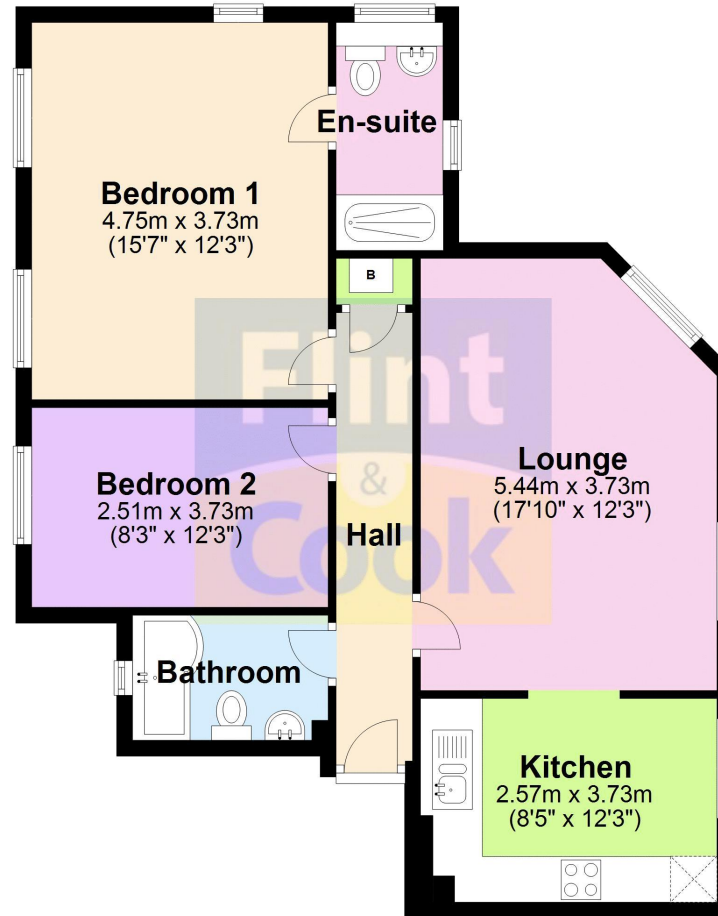
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Second Floor

Approx. 72.4 sq. metres (779.5 sq. feet)



Total area: approx. 72.4 sq. metres (779.5 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		