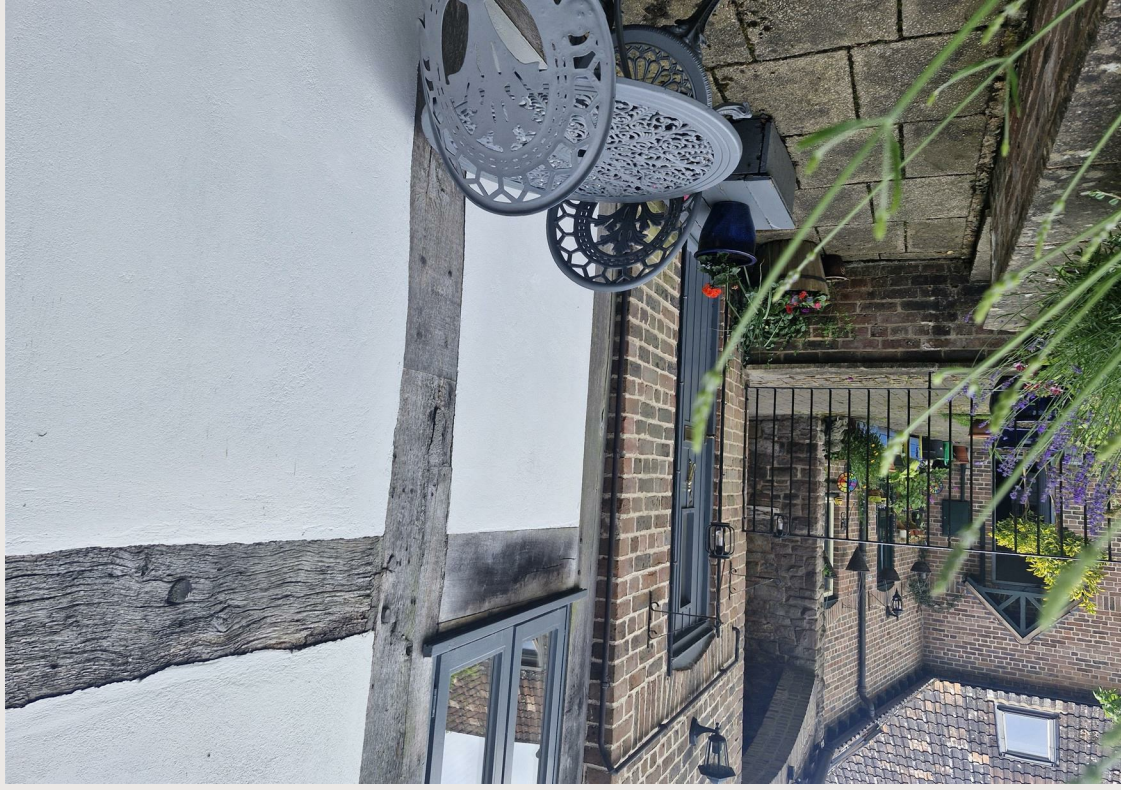
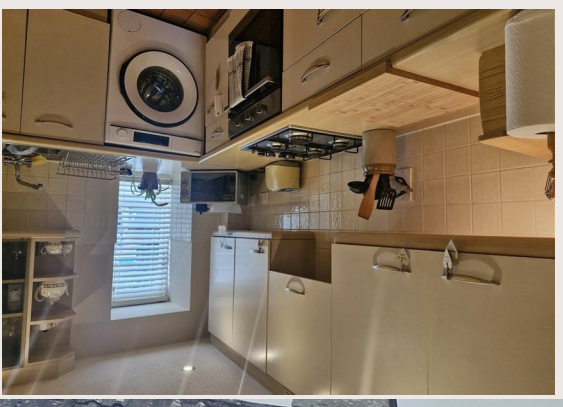




5 Riverside Court, Wye Street, Hereford, HR2 7RA
Price £250,000

COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

5 Riverside Court Wye Street Hereford

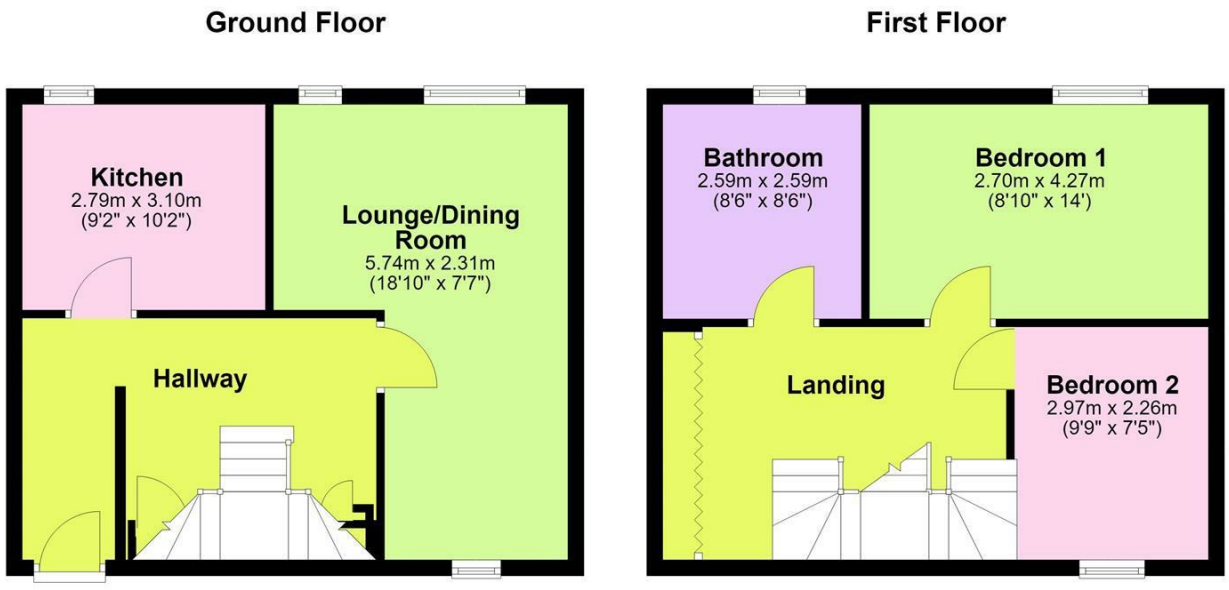
A beautiful Grade II listed end terrace building with stunning vaulted ceilings and original beams, located within Hereford's City Centre. This property is perfect for first time buyer or retirement property and offers accommodation consisting of Living/Dining room, Kitchen, two bedrooms and also bathroom and offers garage with communal gardens.
VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE CALL 01432 266007

- Period Property Formally The Old Sack Warehouse
- Living/Dining Room
- Kitchen
- 2 Bedrooms
- City centre location
- Communal gardens
- Garage
- Full of Character
- Double Glazed and Central Heated
- NO ONWARD CHAIN

Material Information
Price £250,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: (null)
For more material information visit www.cobbamos.com

Energy Performance Certificate not required on Listed Buildings

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 79.6 sq. metres (857.0 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Living/Dining Room 18'01" x 12'11"
Kitchen 10'02" x 9,02"
Bedroom 1 14'0" x 8'10"
Bedroom 2 9'09" x 7'05"
Bathroom 8'09" x 8' 06"
Garage 17'02" x 9'01"

Property Description
This Grade II listed building originally known as the Old Sack Warehouse has stunning beams and vaulted ceilings. The property is nestled in a private community, with just a short walk away from the city center. Through the metal secure gates takes you into the communal gardens a few steps down, to No 5, Front door leading you into the entrance hallway with quarry tiles throughout, door to the kitchen, wood window with double glazed unit to the rear, cream base and wall units, roll top work surface, built in oven, hob, and extractor, space for washing machine, dish washer and fridge freezer, back into the hall way with stairs to the right and two under stair storage cupboards. Through the door to the L shaped living/dining room, two wood double glazed windows to the rear and one to the front a feature split staircase taken you up to the first floor, with impressive beams and a vaulted ceiling, and plenty of storage on the landing. Master bedroom with wooden window with a double glazed unit to the front and window seating, stunning beams and vaulted ceiling, bedroom two wooden window with double glazed unit to the rear, with seating, family bathroom consists of white corner Jacuzzi bath, separate shower unit, low lever W.C and sink, wooden window with double glazed unit to the front.

Gardens & Parking
Communal gardens that are well establish with flowers and bushes there is a block paved patio to the front of the property and private garage with up and over doorto the front of the River Court

Services
All services are connected

Location
Located in the heart of the beautiful Herefordshire City of Hereford, the Cathedral within walking distance and an array of restaurants, shops and a multi screen cinema. The riverside walks along the Wye take you in to countryside and are ideal for walking or cycling from Old Bridge Street which is only 100 yards away. This property offers the best of City centre living.

Broadband
Broadband Download Upload Availability
Standard 18 Mbps 1 Mbps Good
Superfast 71 Mbps 16 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good

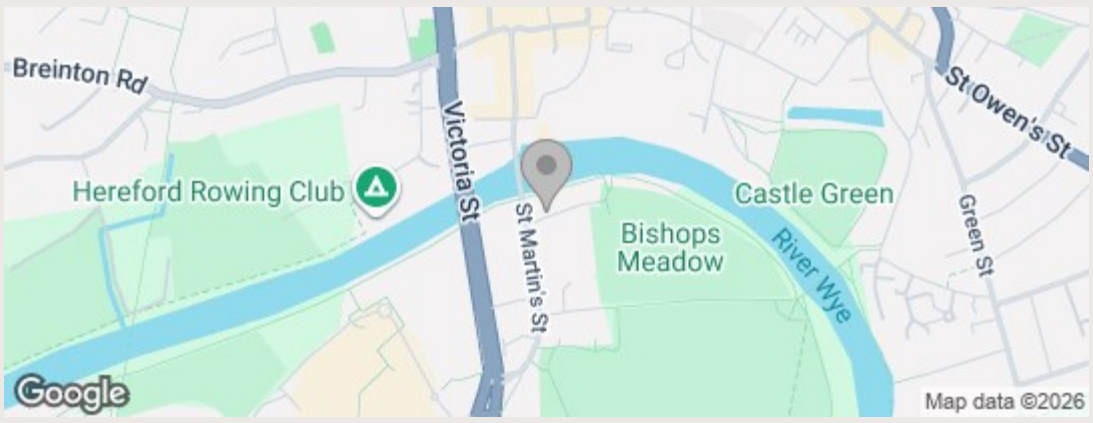
Networks in your area - Full Fibre, Openreach

Mobile Phone Coverage
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Notes
There is a service charge of £500 per annum.
Service charge covers the maintenance and upkeep of the communal areas of the courtyard. - gardening and repairs of the communal area of The Old Sack warehouse Ltd. - and public liability insurance and annual gutter clean too. Minor repairs to tiles if found when gutters are cleaned. Everyone has a share issued by the company on the purchase of the property which entitles them to have a say on developments/ maintenance etc

The garage lease is 999 years starting from 1995, it has a ground rent of £1 per year

The property is in Central Hereford conservation area

Directions
From our office travel down Bridge street, over the bridge on to St Martin street, turn left to Wye Street and the Riverside court is on the left handside.