

Tel: 01432 267213

FOR SALE

12 WEOBLEY CLOSE
NEWTON FARM
HEREFORDSHIRE

A LARGE THREE BEDROOMED HOUSE CURRENTLY LET-OUT WITH A RENTAL INCOME, FOR SALE AS AN INVESTMENT PROPERTY SUBJECT TO THE TENANCY.
ACCOMMODATION : HALL, UTILITY, LIVING/DINING ROOM, KITCHEN. FIRST FLOOR : BEDROOM 1, BATHROOM, WC, BEDROOM 2, BEDROOM 3. OUTSIDE : LARGE REAR GARDEN AND FRONT GARDEN. ON STREET PARKING.

DESCRIPTION

A LARGE THREE BEDROOMED END TERRACED PROPERTY WITH SMALL FRONT GARDEN AND A DECENT SIZED GARDEN TO THE REAR. THE HOUSE HAS THE BENEFIT OF MODERN UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. THE HOUSE IS BEING SOLD WITH THE BENEFIT OF AN EXISTING RENTAL INCOME STREAM. THE PROPERTY HAS BEEN LET ON AN ASSURED SHORTHOLD TENANCY AND IS BEING SOLD SUBJECT TO THE LEASE.

&NBSP;

LOCATION

WEOBLEY CLOSE IS IN THE NEWTON FARM AREA OF THE CITY OF HEREFORD. THERE ARE LOCAL SHOPS AND A SUPERMARKET CLOSE-BY, AS WELL AS DOCTORS SURGERY ETC... HEREFORD CITY CENTRE IS ABOUT 1.5 MILES AWAY, THERE IS A REGULAR BUS SERVICE INTO HEREFORD.

&NBSP;

DIRECTIONS

FROM HEREFORD CITY CENTRE, PROCEED SOUTH ON THE ABERGAVENNY ROAD, PASS UNDER THE RAILWAY BRIDGE, AT THE OVAL SHOPS TAKE A LEFT HAND TURN INTO BELMONT ROAD, THIS THEN LEADS INTO GOODRICH GROVE. AT THE JUNCTION TURN LEFT INTO WATERFIELD ROAD, THEN ALMOST IMMEDIATELY TURN RIGHT INTO BRAMPTON ROAD. WEOBLEY CLOSE IS THE FIRST TURNING ON THE LEFT HAND SIDE.

12 WEOBLEY CLOSE IS AT THE END OF THE CUL-DE-SAC BEYOND THE SMALL LAWNED AREA. &NBSP;

&NBSP;

ACCOMMODATION

&NBSP;

ENTRANCE HALL&NBSP; 1.74M X 3.08M (MAX)

CLOSE CARPETED, STAIRS TO FIRST FLOOR, SMOKE ALARM.

&NBSP;

UTILITY / SIDE HALL 3.24M X 1.73M

VINYL TILED FLOOR, PENDANT LIGHT, WORCESTER GAS CENTRAL HEATING BOILER (281 JUNIOR). ELECTRIC METER AND CONSUMER UNIT WITH CIRCUIT BREAKERS.

GRANITE EFFECT WORK SURFACE, WALL CUPBOARDS AND SHELVING.&NBSP;&NBSP;&NBSP;&NBSP;

&NBSP;

KITCHEN 4.41M X 2.26M

STAINLESS STEEL SINK WITH DRAINER. A RANGE OF WALL MOUNTED AND BASE UNITS BELOW WORK SURFACE. CERAMIC TILED FLOOR, SPACE FOR COOKER AND PLUMBING FOR WASHING MACHINE. SPOT LIGHTS IN CEILING.

&NBSP;

OPEN PLAN LIVING ROOM / DINING ROOM 3.63M X 3.07M + 1.87M X 2.86M

CLOSE CARPETED, FEATURE FIREPLACE, PART GLAZED DOOR TO MAIN HALL. ACCESS THROUGH TO KITCHEN AND DOOR TO REAR GARDEN. DOUBLE paneled CENTRAL

DRAFT DETAILS: 12 WEOBLEY CLOSE, NEWTON FARM, HEREFORD

DESCRIPTION

A large three bedroomed end terraced property with small front garden and a decent sized garden to the rear. The house has the benefit of modern UPVC double glazing and gas fired central heating. The house is being sold with the benefit of an existing rental income stream. The property has been let on an Assured Shorthold Tenancy and is being sold subject to the lease.

LOCATION

Weobley Close is in the Newton Farm area of the City of Hereford. There are local shops and a supermarket close-by, as well as Doctors Surgery etc... Hereford City centre is about 1.5 miles away, there is a regular bus service into Hereford.

DIRECTIONS

From Hereford city centre, proceed south on the Abergavenny Road, pass under the railway bridge, at the Oval shops take a left hand turn into Belmont Road, this then leads into Goodrich Grove. At the junction turn left into Waterfield Road, then almost immediately turn right into Brampton Road. Weobley Close is the first turning on the left hand side. 12 Weobley Close is at the end of the cul-de-sac beyond the small lawned area.

ACCOMMODATION

ENTRANCE HALL 1.74m x 3.08m (max)

Close carpeted, stairs to first floor, smoke alarm.

UTILITY / SIDE HALL 3.24m x 1.73m

Vinyl tiled floor, pendant light, Worcester gas central heating boiler (28i Junior). Electric meter and consumer unit with circuit breakers. Granite effect work surface, wall cupboards and shelving.

KITCHEN 4.41m x 2.26m

Stainless steel sink with drainer. A range of wall mounted and base units below work surface. Ceramic tiled floor, space for cooker and plumbing for washing machine. Spot lights in ceiling.

OPEN PLAN LIVING ROOM / DINING ROOM 3.63m x 3.07m + 1.87m x 2.86m

Close carpeted, feature fireplace, part glazed door to main Hall. Access through to Kitchen and door to rear garden. Double paneled central heating radiators.

HALL LANDING 0.85m x 2.79m

Close carpeted, smoke alarm, former airing cupboard.

BATHROOM 1.62m x 1.75m

Fully tiles walls, Metal bath with Mira Zest electric shower over, wash hand basin with storage below. Spot lights in ceiling.

WC 0.84m x 1.50m

Low level WC. Wood effect vinyl flooring, pendant light. Part-tiled walls.

BEDROOM 1 2.78m x 2.30m

Close carpeted, pendant light, single paneled radiator, storage cupboard.

BEDROOM 2 3.67m x 3.65m (max)

A large double bedroom with close carpeting, built-in wardrobes, large single paneled radiator.

BEDROOM 3 2.64m x 3.65m

A large double bedroom. Close carpeted, storage cupboard, access to roof void.

OUTSIDE

At the front of the house there is a small garden area which leads to a pleasant area of open space. There is some on-street parking in Weobley Close and surrounding roads.

GARDEN

Front garden area with gateway. A lovely mature private rear garden with patio area directly outside the house. Beyond this, there is a lawned garden area with border plants, small trees and shrubs.

ASSURED SHORTHOLD TENANCY

The property is let out on an Assured Shorthold Tenancy at a rent of £550pcm exclusive of bills.

A copy of the tenancy is available to view on request.

The property is being sold freehold but subject to the Assured Shorthold Tenancy.

COUNCIL TAX BAND

Herefordshire Council 01432 260000 (Band subject to confirmation)

SERVICES

Mains gas, mains electricity, mains water and drainage.

EPC

The EPC has been ordered and will be available to view.

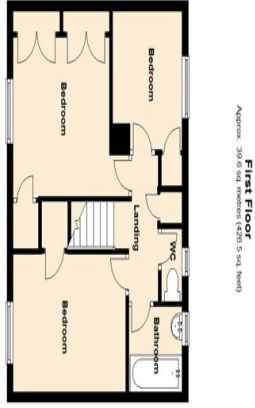
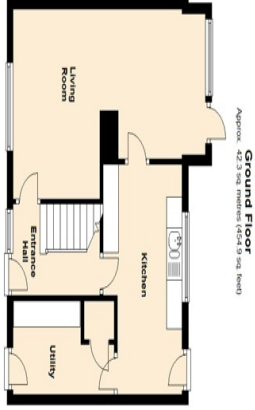
VIEWING

Viewings are strictly by appointment through Arkwright Owens, acting as sole agents with sole selling rights- Telephone (01432) 267213 or Julian Owens (07855) 744821

AGENTS NOTE

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Floorplan



Total area: approx. 81.8 sq. metres (881.4 sq. feet)
*Floor area does not include external areas.
Plan produced using The Motley Agent™