

GN ROAD.

THE OLD CONFECTIONERS.

APARTMENTS 1 & 2

jackson
property
for
sale
Viewing
by
Appointment
01432
344779

jackson
property
for
sale
Viewing
by
Appointment
01432
344779

The Old Confectioners Eign Road
, Hereford, Herefordshire, HR1 2RU

jackson
property

Offers Over £165,000

2 Bedroom Duplex Apartment | Former Confectioners Store Converted into Four Executive Apartments | High Quality Fixtures and Fittings | Two Parking Permits available | New UPVC Double Glazed Windows Throughout | Within Walking Distance of the City Centre | 25% Share of the Freehold with each Apartment

Situation

The property is in an excellent location, just over 1 mile from the city centre, in a sought-after residential area which has access to an excellent range of local amenities. These include St Paul's and Hampton Dene Primary school, and the Bishop of Hereford Bluecoat Secondary School. The property is well located for Hereford Cathedral School, local Colleges, veterinary surgery, churches, shops and public houses, with regular bus services into the city centre if required. The city centre is home to a vast range of amenities including cinema, leisure centres, shopping, restaurants and bus and rail stations.

Description

This former confectionery shop has been converted into four executive apartments. All offering uniquely designed spaces with high quality fixtures and fittings. The apartments boast high specification kitchens, cast iron radiators, chrome light switches and sockets, and new UPVC windows in anthracite grey. Permit parking is available for all apartments.

Apartment 2 is located across the ground and lower ground floors, the property is a generous size with two large double bedrooms, located in the converted basement with separate cloakroom. There is a large light-filled lounge with big confectioner shop window, along with separate kitchen breakfast room having high quality fittings and ample storage. The shower room is located just off the kitchen and has a large walk in shower with WC and vanity unit basin. Throughout the apartment is light and spacious with plenty of room to work from home. The building was fully renovated to an exceptionally high specification in 2020 with new roof, insulation, wiring, plumbing etc. The apartments have been fully soundproofed, providing peaceful and private homes in a well-known locally historic building.

The outside space to the front of apartment 1 and 2 is classed as 'communal' up to the pavement. This means that there is scope to erect a small wall or fence to create a courtyard garden area for further privacy and a space to sit out.

Services

Mains water, electric and sewage are connected. All apartments are fitted with a heatraesadia electromax combined electric flow boiler. These provide heating and hot water with an economy 7 supply.

Lease

The apartments are sold with a 25% share of the Freehold. The details of the lease are to be confirmed.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your

health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

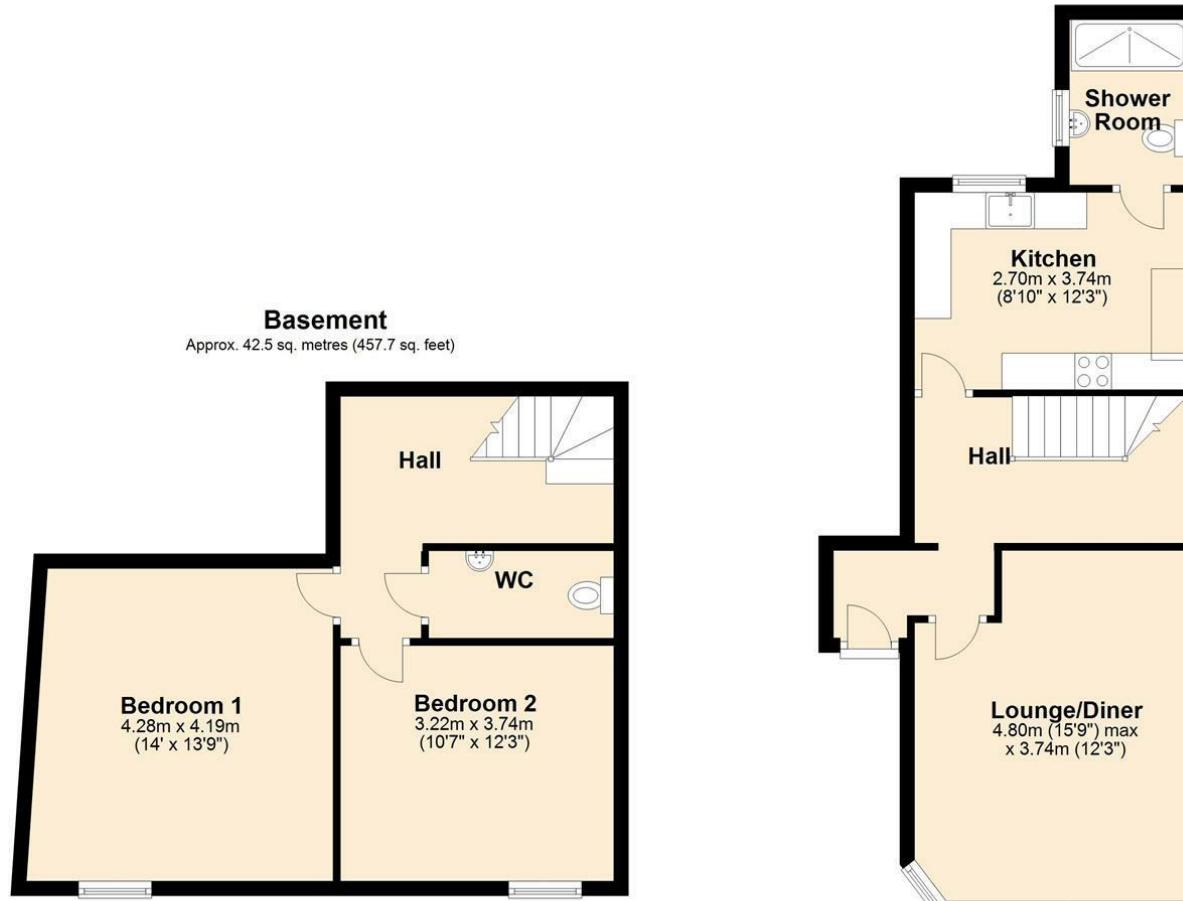
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779

hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

Ground Floor
Approx. 41.3 sq. metres (444.2 sq. feet)



Energy Efficiency Rating		Current	Presented
Very energy efficient - lower running costs			
(91 plus)	A		
(91-90)	B		
(89-80)	C		
(79-69)	D		
(69-60)	E		
(60-51)	F		
(50 plus)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Presented
Very environmentally friendly - lower CO ₂ emissions			
(91 plus)	A		
(91-90)	B		
(89-80)	C		
(79-69)	D		
(69-60)	E		
(60-51)	F		
(50 plus)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

jackson
property

Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

