

## FOR SALE FREEHOLD – GUIDE PRICE: £149,950

**\*\*SUBJECT TO A LIFETIME TENANCY\*\***

**5 BULMERS COTTAGES, KINGS ACRE ROAD, HEREFORD, HR4 0SN**



- Offered to the market with no upward chain
- Highly sought-after location
- Large plot with long-term development potential
- 0.17 acre plot
- Total Gross Internal Area c. 1,029 square feet
- Viewings are Strictly by Appointment Only

## Location

Kings Acre is a popular residential area perfectly situated within easy access to the city of Hereford. The area benefits from all the usual local amenities including convenience stores, pub, butchers, and pharmacy. There is a nearby children's play park and numerous routes for dog walkers. The property is close to a choice of Primary schools and Whitecross High School.

The A438 Kings Acre Road leads west to the nearby countryside, the National Trust Weir Gardens and the areas of Bridge Sollers, Letton and Hay on Wye.

## Property Description

A two storey semi-detached property of brick construction with tiled roofs and a pebble dash finish located in a sought after area of Hereford.

## Accommodation

The accommodation benefits from double glazing throughout and gas central heating.

## Ground Floor

Kitchen with laminate flooring

Small pantry / utility room

Lounge with electric fire and fitted carpets

Dining Room with fitted carpets

Additionally external utility storage room and coal bunker.

## First Floor

Master bedroom with fitted wardrobes

Double bedroom with fitted wardrobes

Single bedroom / office

Separate bathroom and WC

Externally the property benefits from a court yard, large rear garden and standalone garage. Street parking is available outside the property.

## Tenure

The Freehold Property is being sold subject to a lifetime tenancy agreement, although there are no rights to pass their interest on.

The demise of the property is shown for guidance purposes on the Site Plan included on page 4.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services and benefits from gas central heating.

## Fixtures & Fittings

The fixtures and fittings are under the ownership of the tenant.

## Business Rates and Council Tax

The property is assessed within Band C for Council Tax purposes.

## EPC

The property has an EPC rating of Band D. A copy is available upon request.

## Virtual Tour

<https://my.matterport.com/show/?ref=em&m=gMuXheZTG7C&help=1&ts=1&gt=1>

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: Richard Tole  
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Email: richard@wtsccommercial.co.uk



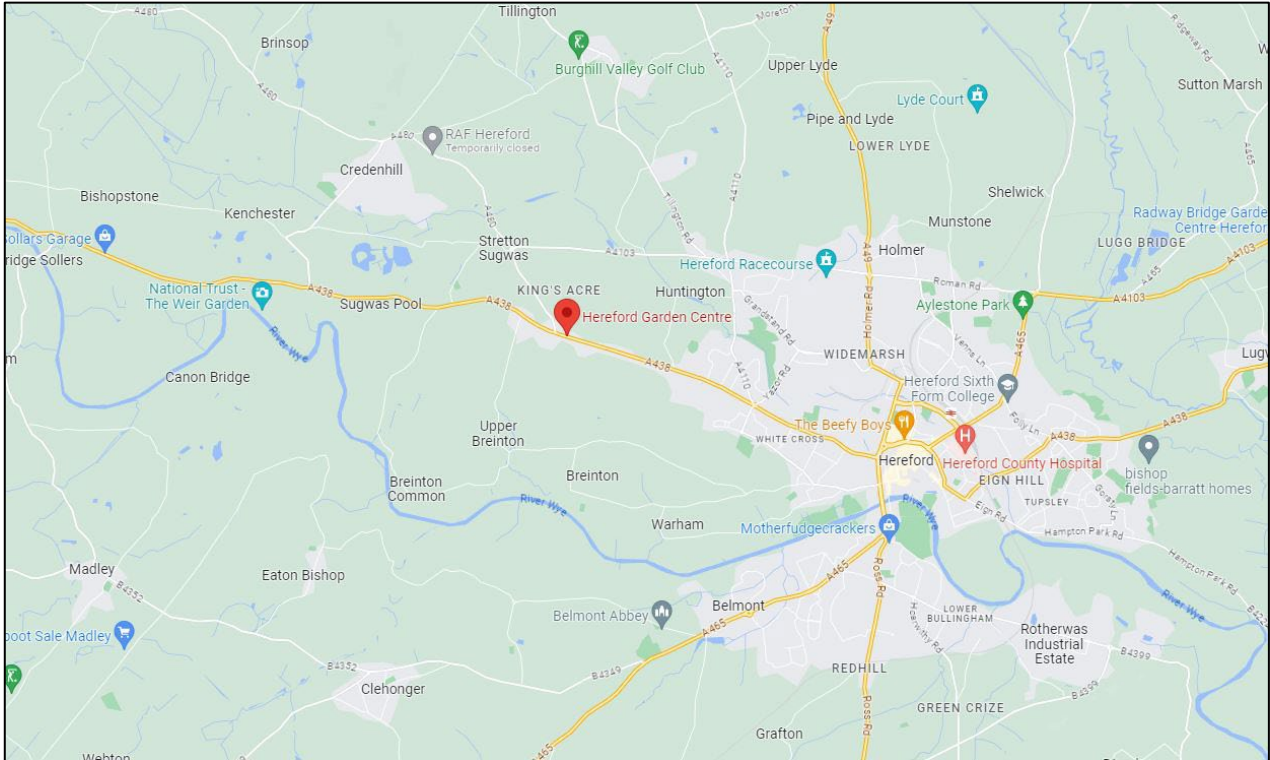
Contact: Jack Sinclair  
Tel: 07823 334 750  
Email: jack@wtsccommercial.co.uk



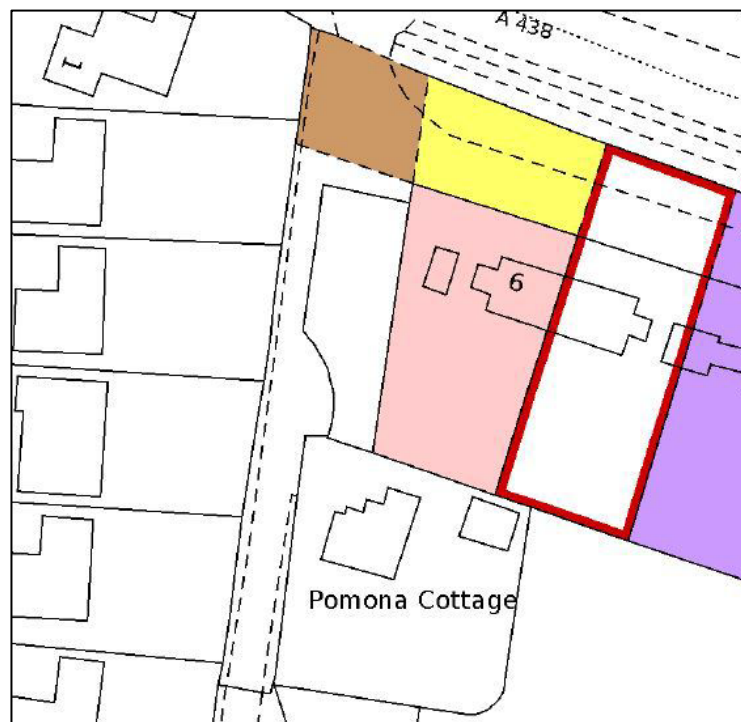


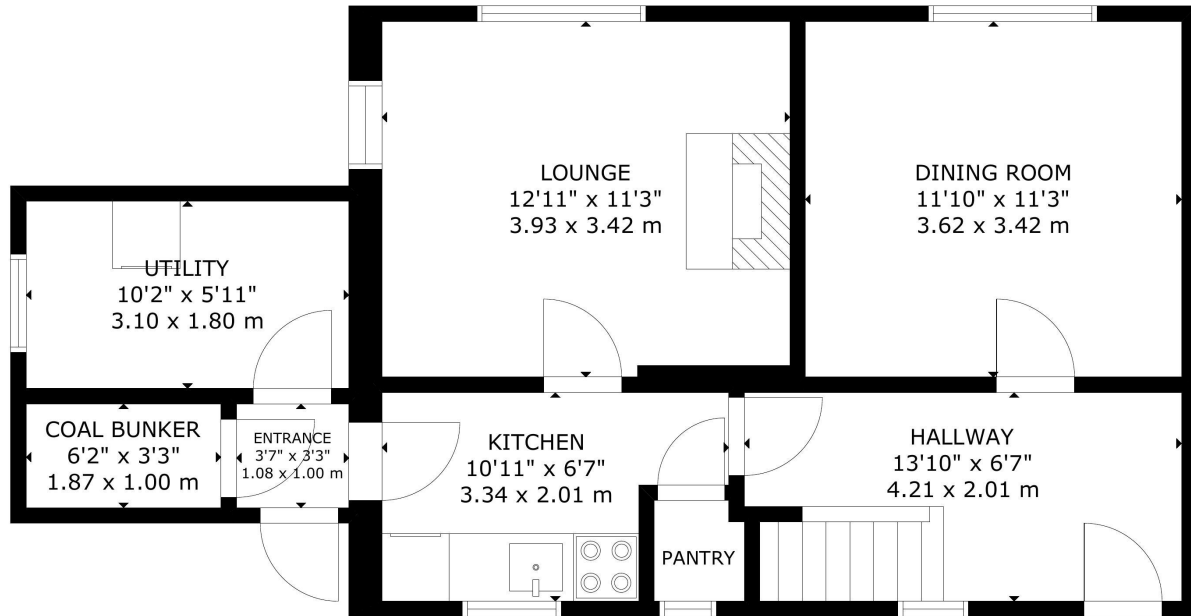


**Location Plan**



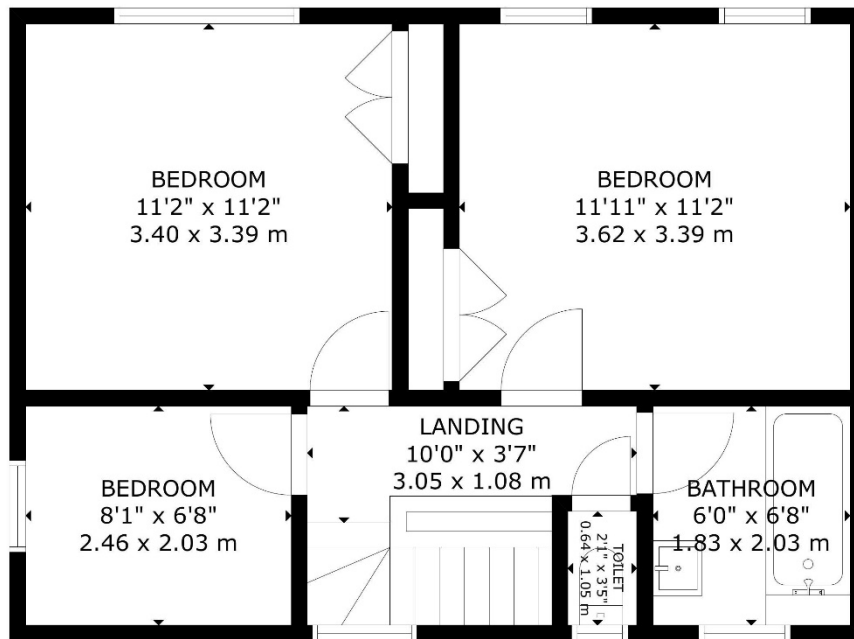
**Site Plan**





GROUND FLOOR

GROSS INTERNAL AREA  
 TOTAL: 96 m<sup>2</sup>/1,029 sq.ft  
 GROUND FLOOR: 53 m<sup>2</sup>/571 sq.ft, FIRST FLOOR: 43 m<sup>2</sup>/458 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR

GROSS INTERNAL AREA  
 TOTAL: 96 m<sup>2</sup>/1,029 sq.ft  
 GROUND FLOOR: 53 m<sup>2</sup>/571 sq.ft, FIRST FLOOR: 43 m<sup>2</sup>/458 sq.ft  
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**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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## Our Services & Offices

