



25 Barton Road
Hereford

jackson
property

25 Barton Road
Hereford
Herefordshire
HR4 0AY

A Victorian property currently divided into a block of 4 self contained 1 bedroom flats. Gross Income circa 20k per annum.

Located a stones throw away from Hereford City, the property is an ideal investment, having a garden flat, ground floor flat and 2 first floor flats.

- Period Property
- Four 1 Bedroom Apartments
- Self Contained
- Prominent City Location
- Circa £21,000 per annum Income
- All have Separate Living Rooms
- Further Income Potential
- 1 x Garden Apartment

Price Guide
£230,000
Freehold



Total area: approx. 205.5 sq. metres (2211.9 sq. feet)

Situation

Located in the popular residential area of Whitecross, just half a mile west of the city centre of Hereford. Nearby are excellent local amenities to include local shop, post office, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

Garden/Basement Flat

Having its own access via fully enclosed porch, a separate door leads off to a study/laundry room giving additional space to the flat.

The entrance hall leads to all further accommodation and includes a Kitchen breakfast, lounge, bedroom, shower room and separate WC.

The kitchen is well equipped and has a bay front facing window, breakfast bar and space for further table.

Outside is a private garden that is mainly laid to lawn and has storage shed.

Ground Floor Flat

Accessed via a communal hallway that leads to 3 flats.

An internal hallway has a storage cupboard and it leads to all accommodation which includes to the rear there an open plan living kitchen space with rear facing window and door accessing the shower room.

The kitchen area has storage units with work surfaces over, sink unit and space for washing machine.

There is a good size double bedroom to the front with glazed bay window.

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 HR4 9DG



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.

October 2019

Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, 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/coronavirus-covid-19-information-for-the-public>



First Floor Flat

From the communal hallway a door enters the kitchen area with a further door to the bedroom.

The bedroom is a good size double with rear facing window and door to ensuite shower room.

The kitchen is fully equipped with side facing window and corridor leading to the lounge which has 2 front facing windows and feature fireplace.

Second Floor Flat

From the communal hallway, stairs lead up to the second floor flat.

A landing area has doors leading to:

Open plan living space with kitchen area, storage room and access to the shower room.

To the front there is a large double bedroom with double windows.

Services

All Mains Services are Connected.

Council Tax

- Garden Flat, 25 Barton Road – Band A
- Flat 1, 25 Barton Road – Band A
- Flat 2, 25 Barton Road – Band A
- Flat 3, 25 Barton Road – Band A

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability. At least 48 hours will be required.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	74
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	