



15 Wye Way

Victoria Bridge, Hereford, HR1 2NP

jackson  
property



# £240,000

First Floor Apartment | 2 Bedrooms | Spacious, Light and Airy | Character Features | Modern Shower Room  
| Stunning Views Over River Wye, Victoria Bridge and King George V Playing Fields | Landscaped  
Communal Gardens | Dedicated Parking | Close Proximity Of The City Centre | Sold with no Onward Chain

## Situation

Delightfully positioned in the popular St James area which is less than half a mile East of the City Centre and its excellent amenities including public houses and local stores, which are all within easy walking distance, as well as the Castle Green, the River Wye and Bishops Meadows. Hereford city has major railway links from its central station, as well as a large variety of shops, restaurants, cinema and many leisure facilities.

## Description

This apartment offers spacious 2 bedroomed accommodation with the benefits of light and airy room, electric heating and a great location within close proximity of the City Centre. The generously sized living room is a particular feature having many character features including a feature fireplace with inset hearth and wood mantle, plus full length sash windows which enjoy fantastic views over the River Wye, Victoria Bridge and King George V Playing Fields. The adjoining kitchen is fully fitted with matching wall and base units, all appliances and has a dining area with space for a large dining table and chairs. Bedroom one and two are both double rooms with a large window providing exceptional natural lighting. The additional reception room allows for a versatile space for a study, nursery or store room. There is a modern shower room fitted with a three piece white suite to include a large corner shower. The property enjoys access to the landscaped communal gardens and has a dedicated parking space and is ideal for those seeking a quality apartment close to the City Centre.

## Services

Mains electricity, water and drainage are connected.

## Service Charge

£150.35 per month to include buildings insurance, landscape garden maintenance, communal cleaning, window cleaning, lift maintenance and general repairs and maintenance.

## Viewings

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

## 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.

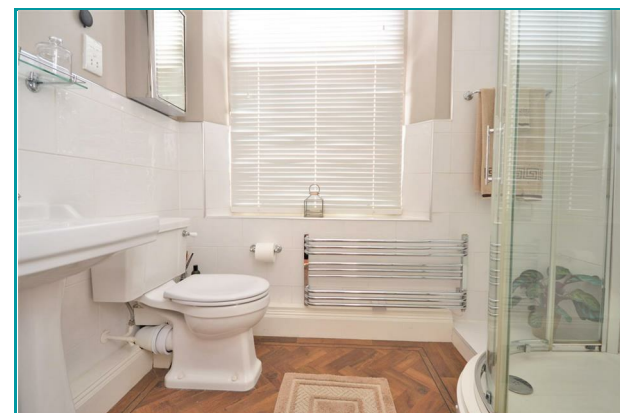
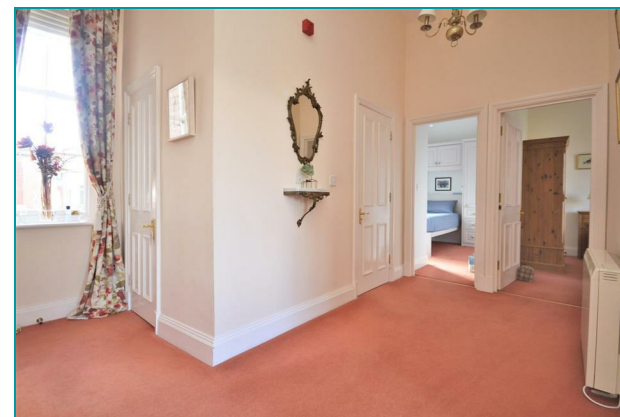
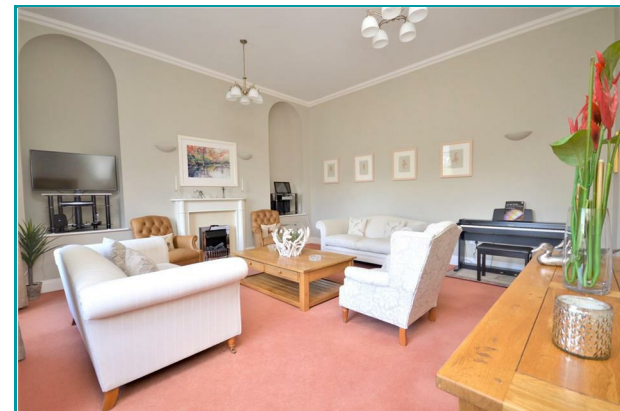
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

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

## 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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

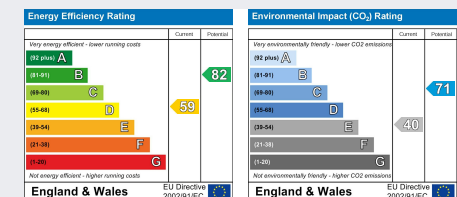


To arrange a viewing please contact us on t. 01432 344 779

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Floor plan produced for identification only. Not to Scale.  
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