



East Friars, 33 Greyfriars Avenue, Hereford HR4 0BE





**East Friars,
33 Greyfriars Avenue,
Hereford
HR4 0BE**

**For Sale by Online Auction on Friday
10th July 2020
between 9 am – 6 pm**

Summary of features

- Well planned spacious Victorian semi-detached property
- End of a no through road
- Sitting alongside the banks of the River Wye
- Conveniently located for Hereford City

Guide price £300,000 - £350,000

Description

A substantial, extremely attractive Victorian semi-detached property offering extensive accommodation.

Sadly, the property has recently been the subject of internal river flooding, as a result of the exceptionally high river levels of March of 2020, the ground floor having suffered damage throughout, however, the property now has a Dry Certificate.

East Friars is a superb property for a large family or a commercial enterprise, having been successfully run as a well-established Bed & Breakfast business by the current owners for a number of years. There is a possibility of extension and expansion and provision for mooring by the River Wye could open up further opportunities.

A particular feature of the property is its extensive gardens and grounds, which extend to approximately ¼ of an acre (as identified on the attached plan).

Situation

East Friars is situated within walking distance of the City Centre and all of its amenities, however, the particular feature of this property is its bankside location with outlook from all principal rooms directly across the river. It is an extremely spacious site that could be further developed to either expand the commercial enterprise or provide a larger family home.

Accommodation

East Friars benefits from gas-fired central heating throughout and many period features, although current condition reflects the flood water that entered earlier this year, the walls having been stripped back and all ground floor internal fixtures and fittings removed. It is a property that is being sold in current condition, the

Vendors having vacated and with not intention of returning to carry out any works. This, we believe is reflected in the guide price.

Large Entrance Hall 7.46m x 3.84m (24'6" x 12'7")

Accessed via double doors, Victorian tiled floor.

Drawing Room 5.56m x 5.44m (18'3" x 17'10")

With Victorian open fireplace, large bay window with outlook over the River Wye, double casement doors leading to paved terrace.

Sitting Room 2.7m x 4.29m (8'10" x 14'1")

With bay window overlooking gardens.

Kitchen/Breakfast Area 4.87m x 3.59m (16' x 11'9")

With quarry tiled floor. Through open arch through to –

Dining Room 5.16m x 3.91m (16'11" x 12'10")

With Victorian fireplace, windows and outlook into Conservatory and river beyond.

Riverside Conservatory 3.44m x 6.78m (11'4" x 22'3")

Taking full advantage of the southerly outlook over the River Wye.

Utility Room 2.72m x 3.69m (8'11" x 12'1")

With tiled floor.

Cloakroom

With provision for wash hand basin, WC, etc.

Former Annex 3.88m x 3.69m (12'9" x 12'1")

With independent access and what was previously a Shower Room and Bedroom/Sitting Room but now stripped back to an open plan area.

Planning Permission has been granted to extend further if required.

Stairway to –

First Floor

Landing

Master Bedroom 5.66m x 5.6m (18'7" x 18'5")

With bay window overlooking river, Victorian fireplace, panelled radiator.

En Suite Shower Room

Tiled cubicle with shower fitment, wash hand basin, low level WC, ladder radiator.

Bedroom 2 2.69m x 3.74m (8'10" x 12'3")

With bay window overlooking the front garden.

En Suite Bathroom

With panelled bath with shower over, wash hand basin and WC.

Bedroom 3 4.85m x 3.69m (15'11" x 12'1")

With access to –

Dressing Room

En Suite Bathroom

Panelled bath with tiled surround and shower over, WC, wash hand basin.

Bedroom 4 5.13m x 4.08m (16'10" x 13'5")

With Victorian fireplace, bay window overlooking river.

Family Bathroom

With panelled bath and shower over, wash hand basin and WC.

Outside

The property is approached via Greyfriars Avenue through a Victorian brick period entrance leading to a gravelled hardstanding. To the side of which is a; two vehicle open **Car Port**, **Summer House/Garden Store 3.65m x 2.44m** and a **Workshop 6.85m x 2.66m**, all of which were damaged by flood water.

The gardens extend to approximately ¼ of an acre and are a particular feature of the property, being extensive and previously well planted.

The basis of the garden; terracing, paving, patios etc., still remains but will require some attention.

That will become apparent when viewing.

Regardless of the circumstances of sale, it is a premier location alongside the river and with reasonable adaptation and prevention measures could still provide an excellent family dwelling with the commercial possibilities that previously existed.

Environmental Issues:

The property does have a flooding history, the most extreme of which was in the Spring of this year. Clearly, all areas of the ground floor and gardens were affected, first floor was not. It is our opinion that the guide price reflects the situation and will provide sufficient opportunity for potential purchasers to carry out whatever remedial works are required to provide ground floor accommodation as a resilient to flooding and perhaps ad apt first floor to accommodate greater living accommodation.

Unfortunate though flooding is, it is a rare occurrence.

Services:

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Mains fire alarm system with emergency lighting.

Outgoings:

Council Tax Band E.

Tenure & Possession:

Freehold with vacant possession.

Mode of Sale:

The property is to be offered **For Sale by Online Auction**. The Auction will open from **9 am – 6 pm on Friday 10th July 2020** (unless previously sold). The Vendors reserve the right to accept an offer prior to the auction.

The Purchaser(s) will be required to pay a 10% deposit and the Agents Fee to the Vendors' solicitors within 2 working days of the auction

with the balance of the monies within 28 days.

Contract:

A copy of the Contract and any Special Conditions of Sale will be made available on the Agents Online Auction webpage:

<https://onlineauctions.sunderlands.co.uk>

Please make any further enquiries direct to the Vendor's Solicitors; Lambe Corner, 36/37 Bridge Street, Hereford HR4 9DJ Tel; 01432 355301
FAO Therese Kidman

Purchasers will be deemed to have bid on the basis of the contract and such conditions, whether or not they have inspected them.

Agent's Fee:

The successful Purchaser(s) will be required to pay the Agent's Fee of £600 inclusive of VAT and reimburse the Vendor's for the Search Fees.

Auction Guide/Reserve Price:

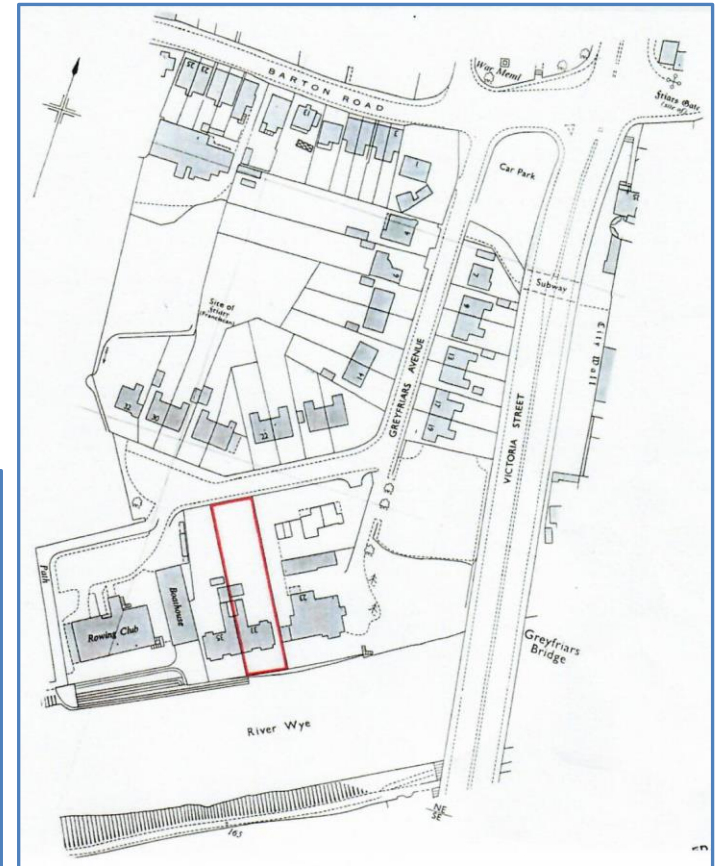
Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendors will consider a sale and will not be more than 10% above the guide price. Both figures are subject to change.

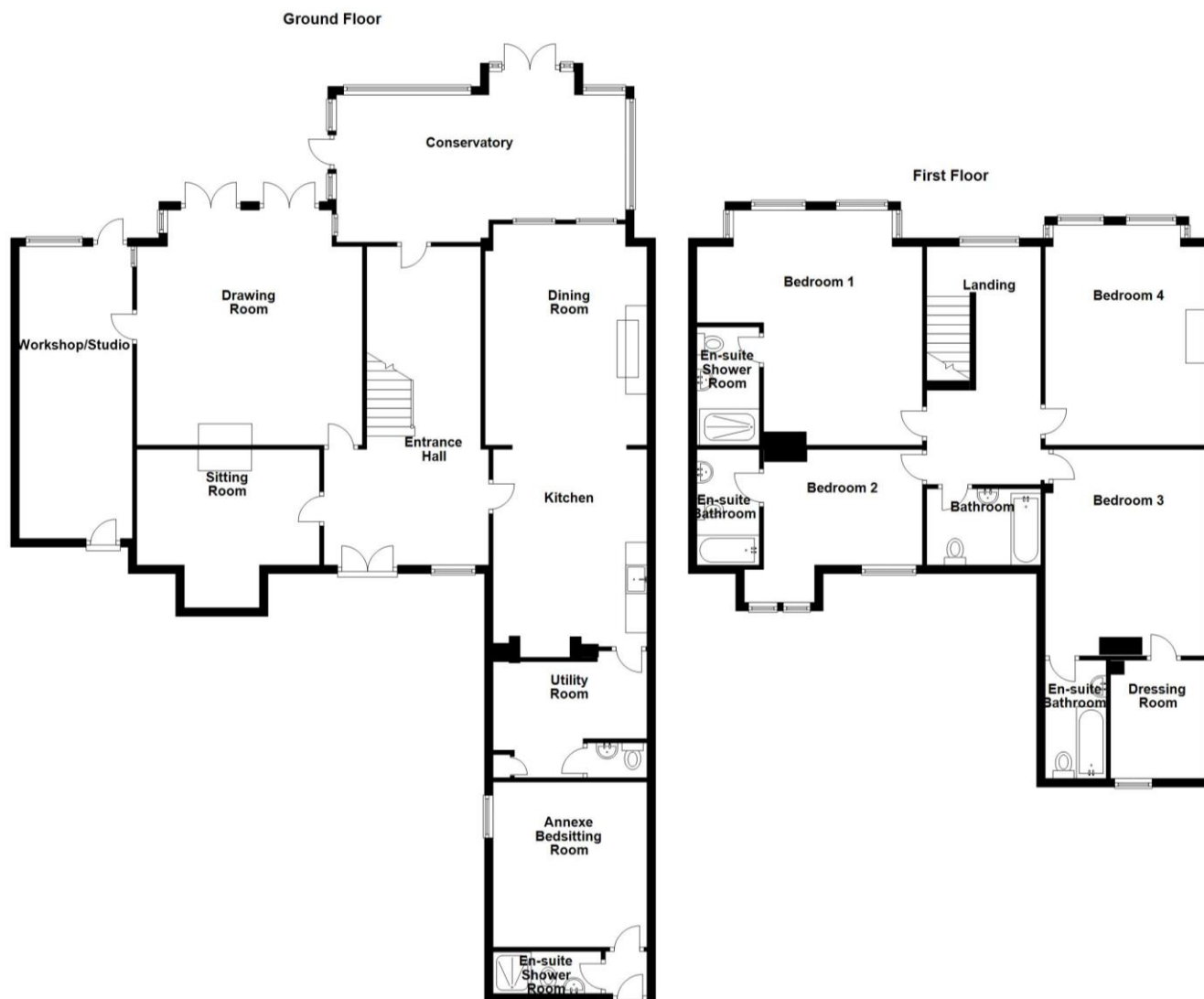
Viewing:

Strictly, by prior appointment through the Sole Selling Agents.









Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

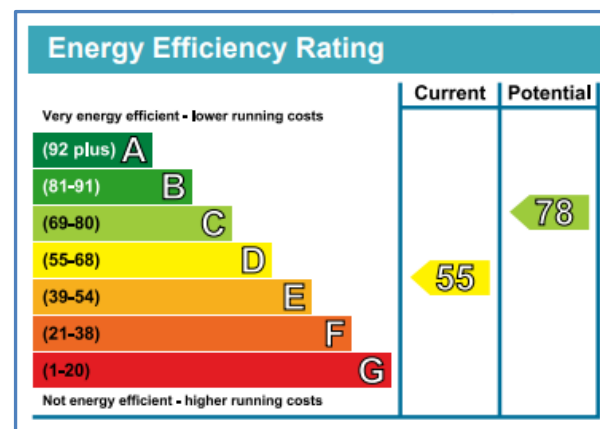
Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

rightmove
find your happy

Zoopla.co.uk
Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.