

Covers wonen
MAKELAARS

Bloemstraat 75

UTRECHT

ASKING PRICE

€ 450,000 k.k.

COVERSWONEN.NL
030 - 25 20 500

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FOR SALE · HOUSE · SINGLE-FAMILY HOME · TERRACED HOUSE

Bloemstraat 75, Utrecht

69 m²	64 m²	2	1910	F	240 m³
LIVING AREA	PLOT	ROOMS	BUILT	ENERGY LABEL	VOLUME

A real gem in one of Utrecht's most sought-after neighbourhoods! Fancy doing some DIY and carrying out high-quality renovations? Then this property is perfect for you. This wonderful terraced house has the potential to be transformed into a real gem in the lovely Utrecht Oost area, just round the corner from Wilhelminapark and Burgemeester Reigerstraat, with all the charm of its restaurants, shops and supermarkets. Bring some helpers along to see what you can make of this property!

Back garden | Fixer-upper | On a quiet road | In a residential area | Open view | Paid parking







BLOEMSTRAAT 75, UTRECHT





BLOEMSTRAAT 75, UTRECHT

DESCRIPTION

About this property

Located at 75 Bloemstraat in Utrecht, this characterful terraced house offers a living area of approximately 69m², set on a plot of approximately 64m². The property offers plenty of opportunities to turn it into a personalised home with a cosy city garden/patio. Bloemstraat is situated in Oudwijk, a popular residential area on the eastern side of Utrecht city centre.

Here, you'll live in a quiet and charming neighbourhood, whilst the bustling city life is just a short distance away. Utrecht's historic centre and central station are easily accessible by bike from the property; public transport is within walking distance, and you can quickly reach the main roads by car. Furthermore, you're just a short distance away from a range of sports clubs at Maarschalkerweerd, the Amelisweerd woods and along the Kromme Rijn for leisure activities.

LAYOUT

GROUND FLOOR

You enter the property through the entrance hall. As mentioned, the property requires a complete, new layout to be designed. This will allow the various rooms to be arranged according to your own preferences. On the ground floor, at the front, there is a large open-plan space with a high ceiling and several windows. At the rear is a second open-plan space with access to (what used to be) the kitchen. This wall is already supported by a new steel H-beam. The garden is also accessible from this space. Behind the kitchen is the door to the bathroom, which has a shower and toilet.

LAYOUT

GROUND FLOOR

You enter the property through the entrance hall. As mentioned, the property is to be given a completely new, bespoke layout. This will allow the various rooms to be finished to your own taste. On the ground floor, at the front, there is a large open-plan space with a high ceiling and several windows.

At the rear is a second open-plan area leading through to (what used to be the kitchen), which also features the door to the bathroom with shower and toilet. The garden is also accessible from this area.

FIRST FLOOR

The staircase in the centre of the property leads to the first floor. This floor offers space that can be arranged to accommodate at least two spacious bedrooms, storage space and, if desired, a loft or hobby room.

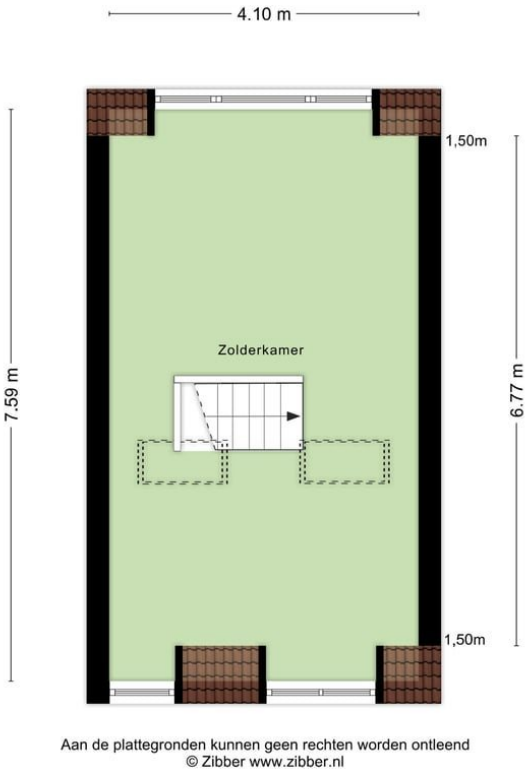
SPECIAL FEATURES

- Non-owner-occupancy clause applies;
- Age clause applies;
- Partially double-glazed, partially single-glazed;
- Hot water and heating via central heating boiler;
- Handover: by arrangement, available at short notice;
- Main roof 2024: the entire roof has been renewed with vapour-permeable membrane, battens, laths and new roof tiles;
- For inspiration for the renovation: see the images among the photos.

FLOOR PLANS

Bloemstraat 75

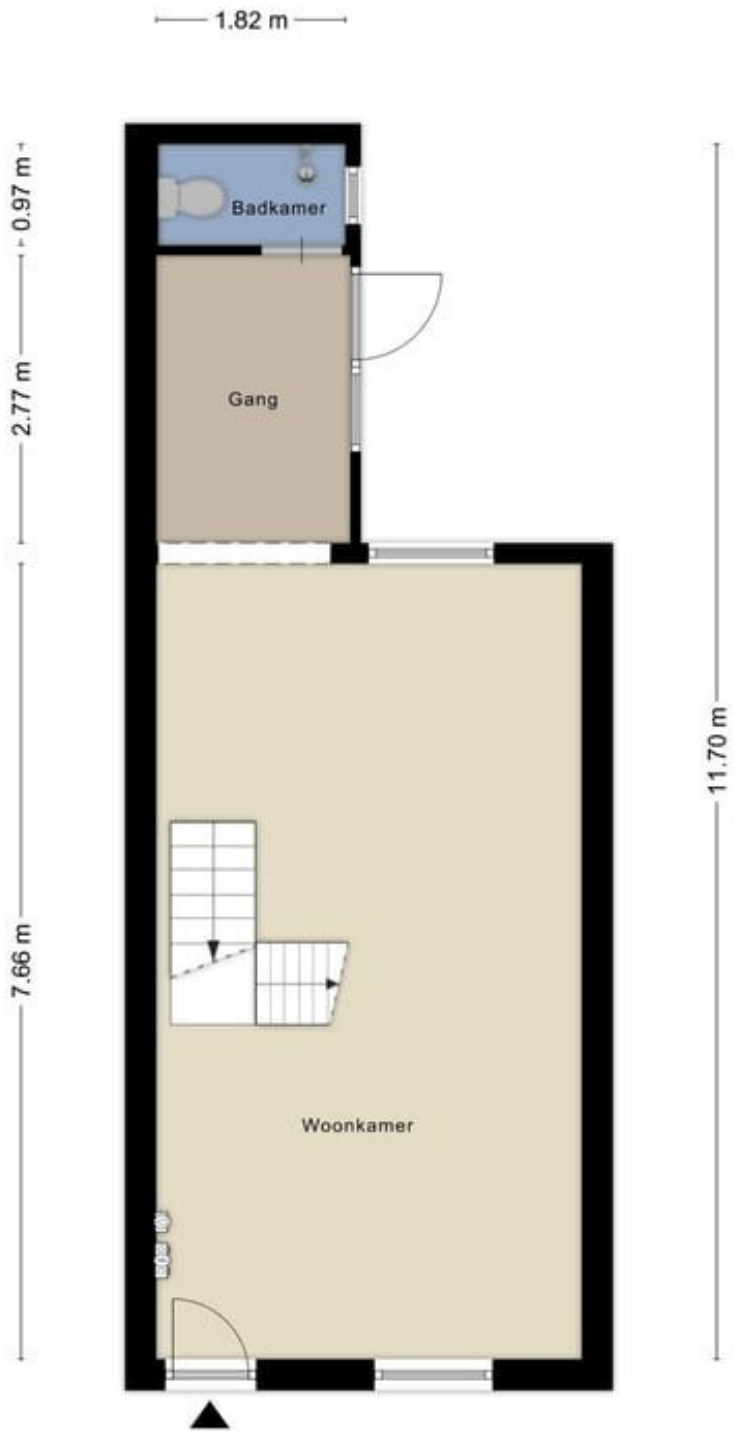




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FLOOR PLANS

Bloemstraat 75



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SPECIFICATIONS

Bloemstraat 75, Utrecht

TRANSFER

Asking price	€ 450,000 k.k.
Status	Available
Acceptance	By arrangement

CONSTRUCTION

Type of property	House · Single-family home · Terraced house
Built	1910
Construction type	Existing build
Roof	Mansard roof
Maintenance inside	Poor
Maintenance outside	Good
Particulars	Fixer-upper

AREAS AND VOLUME

Living	69 m²
Plot	64 m²
Volume	240 m³

LAYOUT

Number of rooms	2 rooms
Number of bathrooms	1
Bathroom facilities	Toilet, Shower
Kitchen	Closed kitchen
Number of floors	2

ENERGY

Energy label	F
Insulation	Partly double glazed
Heating	Central heating boiler
Hot water	Central heating boiler

OUTDOOR SPACE

Location	On a quiet road, In a residential area, Open view
Garden	Back garden

PARKING

Type of parking	Public parking, Paid parking, Parking permits

CADASTRAL DETAILS

Ownership	Freehold
Parcel	Abstede C 1059

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WANT TO KNOW MORE OR VIEW THE PROPERTY?

Get in touch with us

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VIEW THE PROPERTY ONLINE