



verhuur, verkoop & vastgoedbeheer



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Herenweg 42 Bsa 3513 CG Utrecht



# Features



95m<sup>2</sup>

331m<sup>3</sup>

Energy label G

€ 495.000,- k.k.



Rotsvast Utrecht

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# Features

## Transfer

Price: €495.000,-

Status: Available

Offered since: 13 January 2026

Acceptance: In consultation

## Build

Construction type: Apartment

Roof type: Composite roof

## Surface areas and volumes

Volume: 331 m<sup>3</sup>

External storage: 4 m<sup>2</sup>

## Layout

Number of bedrooms: 5

Number of floors: 2 woonlagen

Energy label: G

Hot water: Geiser huur

Cadastral municipality: Lauwerecht

Ownership: Full ownership

Main garden: Sun terrace

Main garden area: 6m<sup>2</sup>

Main garden location: Noordoost

## Facilities

Parking facilities: Paid parking, parking permits

Garage types: No garage

# Description

1930s Double Upper House with Balcony and Storage

Location:

The property is situated on Herenweg, near the Amsterdamsestraatweg. The street itself is a quiet residential area with all amenities within easy reach. In the immediate vicinity, you'll find various local shops, schools, sports facilities, and cosy cafés and restaurants. Several supermarkets and specialty stores are just a short walk away. The historic city centre is only a 10-minute walk from the property.

Layout:

Ground floor:

The private entrance on the ground floor leads into a neat hallway with the meter cupboard and stairs to the first floor.

First floor:

The first floor features a bright and spacious living area. At the front is the living room with large windows that let in plenty of natural light. At the rear is the dining room with access to the balcony. The open kitchen adjoins the dining area and is fitted with a modern kitchen unit and built-in appliances. From the landing, there is access to a separate toilet and stairs leading to the second floor.

Second floor:

This floor offers a total of four bedrooms and a separate shower area. One of the bedrooms can easily be converted into a full bathroom.

Access to a shared courtyard is available via the Otterstraat, where this property also has its own private brick storage unit.

The property is part of a healthy and well-managed owners' association (VvE).

Do you want to arrange a viewing? The salesprocess is done by Rotsvast Utrecht. You can mail our office, react through this website or call our office at 030 2144346

# Media



# Media



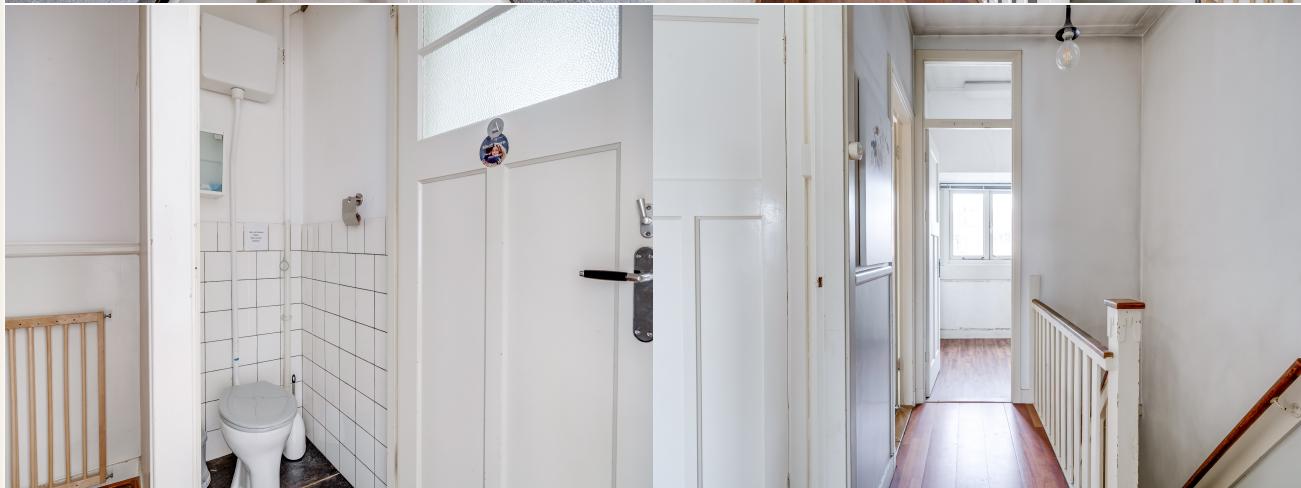
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