



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



71 Green Street, St James, Hereford, HR1 2QW

'Situated in the sought after residential location of St James a two bedroom, extended mid terraced property, with gas central heating, double glazing and enclosed rear garden'

£225,000 (Freehold)

Residential Sales and Lettings

71 Green Street, St James, Hereford, HR1 2QW

LOCATION

The property is located to the north east of Hereford City in the sought after residential location of St James. The area of St James is highly regarded with its close proximity to Hereford City Centre making it extremely popular. In the area is a public house and shop and the property also has excellent access to The Castle Green and Cathedral grounds. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a two bedroom mid terraced home with gas central heating, double glazing, extended kitchen to the rear of the property, first floor landing with two double bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

Front aspect double glazed panelled entrance door leading to the entrance porch with side aspect double glazed window, tiled flooring and double glazed panelled door leading to the lounge/dining room.

Lounge Area

3.35m (11'0) (maximum) x 3.1m (10'2)

With front aspect double glazed window, panelled radiator, gas fire with decorative surround, coved ceiling, television point and access to the dining area.

Dining Area

3.35m (11'0) (maximum) x 3.02m (9'11)

With understairs storage cupboard, panelled radiator, coved ceiling, smoke alarm and access to the kitchen.



Kitchen

3.3m (10'10) x 3.05m (10')

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, a matching range of wall and base mounted units, space for upright fridge freezer, space for cooker, coved ceiling, stairs to the first floor and double glazed door leading to the rear garden.



71 Green Street, St James, Hereford, HR1 2QW

ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm, airing cupboard with panelled radiator, storage cupboard housing the gas central heating boiler and further radiator.

Bedroom 1

3.48m (11'5) x 3.02m (9'11)

With rear aspect double glazed window, panelled radiator and television point.

Bedroom 2

3.15m (10'4) x 3.35m (11') (maximum)

With front aspect double glazed window and panelled radiator.

Bathroom

With suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, panelled radiator, light with shaver point, partially tiled wall surround, extractor fan and vinyl flooring.



OUTSIDE:

To the immediate rear of the property is a covered decked patio leading to the main garden which is laid to block paving with oak raised borders. There is a useful storage shed and the garden is enclosed by walling and fencing to provide a degree of privacy.

COUNCIL TAX BAND B

Payable to Herefordshire Council

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed out of Hereford along St Owen Street. At the traffic lights take the right and then turn left into Green Street. Continue along Green Street where the property is located on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

12th April 2024

ID38051

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

71 Green Street, St James, Hereford, HR1 2QW

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.