



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### **44 Moorfield Street, Moorfields, Hereford, HR4 9JL**

*'In a central and accessible location a uniquely configured house with accommodation arranged over three floors to include an individual cellar living room. Gardens to rear.'*

**£210,000 (Freehold)**



## 44 Moorfield Street, Moorfields, Hereford, HR4 9JL

### LOCATION

Moorfield Street is located just off Canonmoor Street, off Edgar Street and is particularly accessible to Herefords' central range of shopping, leisure and recreational facilities, educational establishments, bus and railway stations.

### DESCRIPTION

44 Moorfield Street is a terraced house of the Victorian era which is now arranged in a particular way to provide accommodation set over three levels to include a 'stand-out cellar living room'. With features including doors and brick chimney breasts all complemented a gas fired central heating system and double glazed windows of an individual style is very attractive. 44 Moorfield Street on the ground floor offers a reception hall with stairs down to the cellar/living room, returning to the ground floor there is a character dining room, a kitchen opens to a lean-to area which follows through to the conservatory off which there is a cloakroom. From the conservatory an outlook is enjoyed across the rear garden. On the first floor there are two bedrooms with one having a door to the shower room which has an architectural feature wall of glass bricks. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Reception Vestibule

3.33m (10'11") x 3.3m (10'10")

Formerly the sitting room and having a door to an inner lobby, wooden floor boards, double glazed window to the front, period style radiator, brick fire surround and having a stairway with wooden banister and hand rail down to:

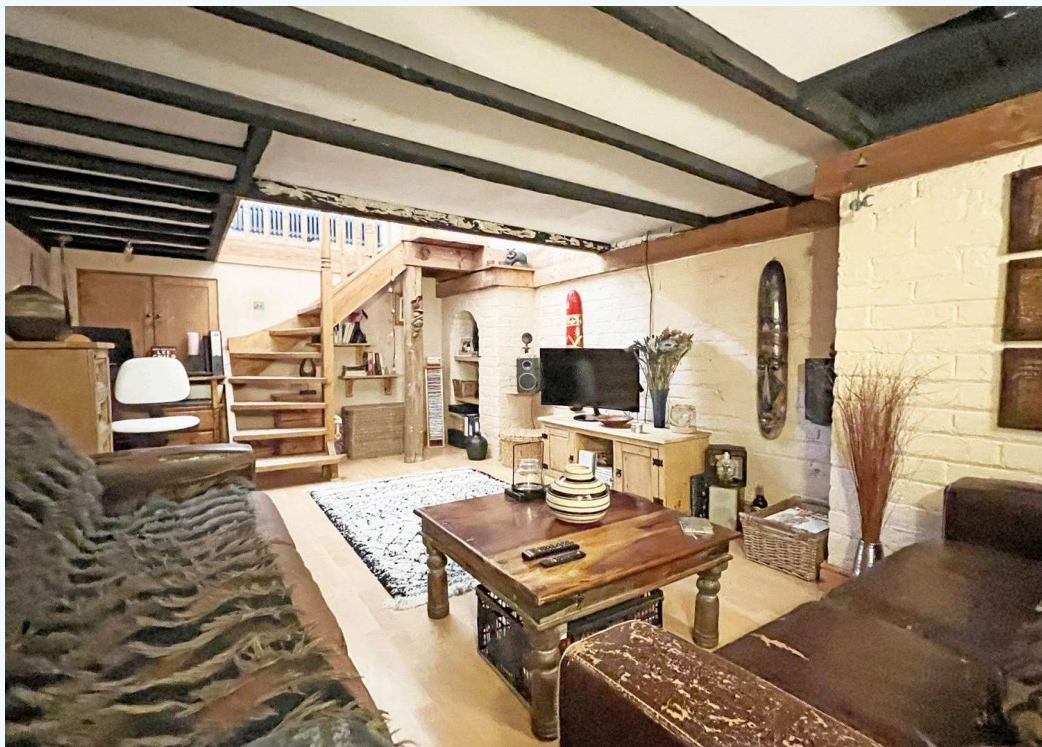
### ON THE LOWER GROUND FLOOR:



#### The Principal Reception/Sitting Room

5.49m (18'0") x 3.35m (11') (formerly the cellar)

With a ceiling height of 5'10" with part being 14'7". A unique living space with wall light points, painted brick walling, radiator and wood laminate flooring together with feature ceiling timbers.





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### ON THE GROUND FLOOR:

#### Lobby

.97m (3'2) x .81m (2'8)

With exposed floor boards, under-stair store cupboard with hanging rail and opening to:

#### The Dining Room

3.35m (11'0) x 3.28m (10'9)

With a sash window, sunken ceiling lights, exposed brick chimney breast with Troila wood burning stove on a tiled hearth. Part painted wood panelling to dado height, tall original store cupboards with stripped doors, stairway to the first floor and with an opening to:



#### The Kitchen

1.78m (5'10) x 2.64m (8'8)

With wood grain effect fronted base cupboard and drawer units with roll edged working surface over, upstand and matching eye level cabinets. Double bowl stainless steel sink unit with mixer tap, built-in oven with four ring gas hob over and cooker hood above with mosaic effect tiled surrounds and recess with plumbing for washing machine. Feature ceiling finish with sunken ceiling lights, double glazed window to the rear and with a 5'3 wide opening to:



#### Side Lobby/Utility Area

With triplex roof over, further base cupboards with working surface over, tiled floor and opening to:

#### Conservatory Area

3.28m (10'9) x 2.08m (6'10)

With triplex roof over, a pair of double glazed doors with adjacent glazed units opening to and overlooking the rear garden, tiled floor, radiator and with a door to:





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### Cloakroom

.97m (3'2) x .76m (2'6)

With low level wc.

### ON THE FIRST FLOOR:

### Landing

With stripped original doors to bedroom 2 and:

### Bedroom 1

3.35m (11'0) x 3.25m (10'8)

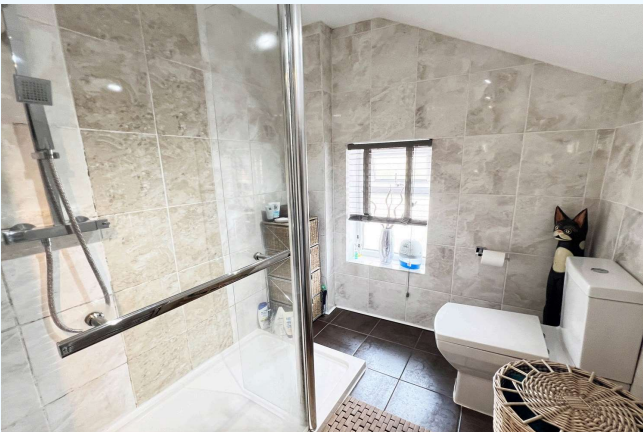
With a double glazed window to the rear, period fireplace with exposed brick surround, louvre door to wardrobe cupboard, wood laminate flooring and door to:



### Shower Room

2.64m (8'8) x 1.78m (5'10)

With tiled walls, shower cubicle featuring glass bricks and twin headed shower unit together with wide shower tray, low level wc and wall hung wash basin with mixer tap. Double glazed window, ladder type radiator and tiled floor.



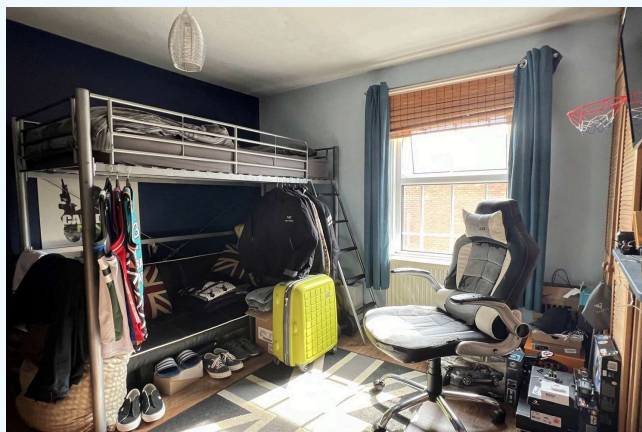


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### Bedroom 2

3.35m (11'0) x 3.05m (10')

With a double glazed window to the front, radiator, double cupboard with louvre doors, exposed brick chimney breast with original grate. Wood laminate flooring and door to over-stair wardrobe cupboard with hanging rail.



### OUTSIDE:

Immediately to the rear of the property there is a paved patio area which is the width of the house and beyond there is a lawn garden with established beds and borders and a Palm. To the far end of the garden there is a slate area and a GARDEN STORE (5'10 x 3'8).



### COUNCIL TAX BAND B

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### 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 initially north along Edgar Street and take the left hand turn into Canonmoor Street and then turn left into Moorfield Street where Number 44 will be found on the right hand side.

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### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

15th February 2025  
ID38454

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## 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.



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