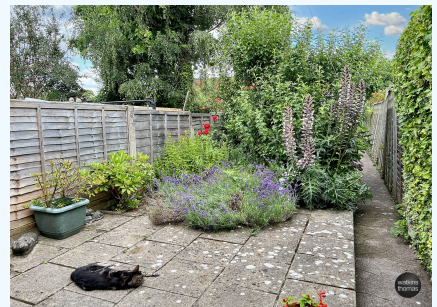




Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

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



## 89 Park Street, St James, Hereford, HR1 2RE

*"Located in St James, a popular residential destination, within the City of Hereford, an inner terrace home with two reception rooms, two double bedrooms, cellar area and established gardens with outhouse."*

**£205,000 (Freehold)**

Residential Sales and Lettings



## 89 Park Street, St James, Hereford, HR1 2RE

### LOCATION

Park Street is located in the coveted St James area, a "village within the city" and which lies just to the east of central Hereford. Nearby there are riverside walks and the Cathedral Green, both desired for the amenity value they provide. In the neighbourhood there is a primary school, church, "corner shop" and public house. The City of Hereford offers an extensive range of shopping, leisure and recreational facilities together education establishments, bus and railway stations.

### DESCRIPTION

89 Park Street is an inner terrace period house which is double glazed. The property is provided with electric heaters and a gas boiler provides hot water. This comfortable home has two reception rooms, a kitchen and shower-room on the ground floor, a useful cellar and two double bedrooms on the first floor. At the rear there are mature gardens and a garden store/workshop. In more detail the property comprises;

### ON THE GROUND FLOOR:

#### Entrance Porch

1.07m (3'6) x .91m (3')

Approached through a double glazed door and with double glazed side elevations off a brick base. Triplex roof over, Harlequin tiled flooring and double glazed door to:

#### Sitting Room

3.35m (11'0) x 3.2m (10'6)

With a double glazed window to the front, painted timber fire surround with tiled inset and living flame gas fire, TV point and wood laminate flooring. Glazed panel door to lobby with opening to dining room and panel style door to cellar.



#### Dining Room

3.4m (11'2) x 3.18m (10'5)

With recess with stairway to the first floor, wall mounted gas fire, double glazed window to rear, wood laminate flooring and glazed panel door to the:



## 89 Park Street, St James, Hereford, HR1 2RE

### Kitchen

3.73m (12'3) x 1.78m (5'10) (Plus recess)

With double glazed window to the side, double glazed door to the rear and with wood grain effect fronted base cupboard and drawer units with roll edge working surfaces over. Tiled surrounds and matching eye level cabinets. Single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine, recess for cooker, space for upright fridge/freezer and tiled floor. Panel style door to:



### Wet Room

2.08m (6'10) x 1.68m (5'6)

With a double glazed window to the rear and fitted with a waterproof flooring with well and wall mounted shower unit. Part tiled walls, low level wc and pedestal wash basin. Wall mounted gas boiler and shaver point. Creda electric heater.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space and with doors to bedroom 2 and:

#### Bedroom 1

3.51m (11'6) x 3.2m (10'6)

With a double glazed window to the front and night storage heater.





## 89 Park Street, St James, Hereford, HR1 2RE

### Bedroom 2

3.38m (11'1) x 3.18m (10'5)

With a double glazed window to the rear, access hatch to loft space and night storage heater.



### ON THE LOWER GROUND FLOOR:

### Cellar Room

4.14m (13'7) x 3.18m (10'5)

With steps to the front, built in cupboards, night storage heater and brick arch.



### OUTSIDE:

### Garden

At the rear of the property is a long garden. Immediately to the rear of the residence there is a patio area, with outside tap, beyond which is a planted border with apple tree, roses and further shrubs. There is then a run of lawn bordered by a concrete pathway. Along the edge there are climbing plants to the boundary fence including Honeysuckle. A trellis with a rose over leads to a further seating area on two levels and there is also a GARDEN STORE/SHED (11'5" x 5'6") which is of block construction. The store has a double glazed window.



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## 89 Park Street, St James, Hereford, HR1 2RE

### **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 along Commercial Road to the traffic lights and take the right hand turn into Green Street. Continue along Green Street and then turn left into Park Street. Continue along Park Street and Number 89 will be identified 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](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).

**8th August 2024**

ID38433



## 89 Park Street, St James, Hereford, HR1 2RE

### 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		87 B
69-80	C		
55-68	D	55 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



# 89 Park Street, St James, Hereford, HR1 2RE

## 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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