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### 5 Moor Street, Moorfields, Hereford, HR4 9LA

*'Situated to the north of Hereford City a well presented, two double bedroom, mid terraced property with shower facilities to both bedrooms, downstairs shower room and utility, courtyard garden and enclosed rear garden. The property also has the added benefit of gas central heating and double glazing'*

**NO ONWARD CHAIN**

**£210,000 (Freehold)**

**Residential Sales and Lettings**

## 5 Moor Street, Moorfields, Hereford, HR4 9LA

### LOCATION

The property is located close to Hereford City Centre just off Edgar Street and is within easy walking distance of the city centre. In the area are a range of facilities including The Old Market Shopping Centre with its range of shops, restaurants and Odeon Cinema and within close proximity to The Courtyard Theatre. 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 well presented two double bedroom, mid terraced home with a south westerly facing garden. The property has the added benefit of gas central heating and double glazing and comprises a kitchen/breakfast room, sitting room, inner hallway with access to the shower room and utility, first floor landing with access to two double bedrooms with shower facilities which makes either bedroom perfect as a guest suite. To the rear of the property is a south westerly facing courtyard area with further enclosed lawn area enjoying the afternoon and evening sun. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

A shared entrance door gives access to a shared entrance hall with upvc double glazed entrance door leading to the kitchen/breakfast room.

#### Kitchen/Breakfast Room

3.33m (10'11) x 2.79m (9'2)

With rear aspect double glazed window, stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for dishwasher/washing machine, integrated electric oven and gas hob, central breakfast bar, thermostat for central heating, panelled radiator, tiled flooring, understairs storage cupboard, stairs to the first floor, door to the sitting room and door to the inner hallway.



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### Sitting Room

3.73m (12'3) x 3.33m (10'11) (maximum)

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



### Inner Hallway

With side aspect double glazed upvc door leading to the courtyard, side aspect double glazed window, panelled radiator, tiled flooring, door to the shower room and access to the utility area.

### Shower Room

With front aspect double glazed window, low flush wc, wash hand basin with tiled splash backs, shower cubicle with feature glass brick wall, electric shower, partially tiled wall surround, extractor fan, panelled radiator and tiled flooring.

### Utility Area

2.36m (7'9) x 1.19m (3'11)

With side aspect double glazed window, plumbing and space for washing machine with work surface over, wall mounted gas central heating boiler and tiled flooring.



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### ON THE FIRST FLOOR:

#### Landing

With stairs from the kitchen/breakfast room, rear aspect double glazed velux sky light, wall light and doors to bedrooms.

#### Bedroom 1

3m (9'10) (to door recess) x 2.92m (9'7)

With front aspect double glazed window, panelled radiator, telephone point, walk-in wardrobe with hanging rail and storage shelving, shower cubicle with electric shower, tiled surround and door to the cloakroom.



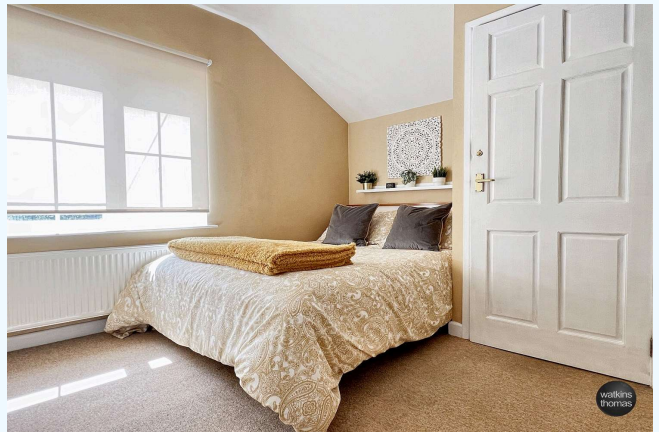
#### Cloakroom

With low flush wc, panelled radiator, wash hand basin with tiled splash backs, extractor fan, light with shaver point and vinyl flooring.

#### Bedroom 2

2.97m (9'9) (maximum) x 2.84m (9'4) (minimum - excluding bulk head)

With rear aspect double glazed window, panelled radiator, access hatch to loft space, walk-in wardrobe with hanging rail, shower cubicle with electric shower and tiled surround and door to cloakroom.



#### Cloakroom

With rear aspect double glazed window, low flush wc, wash hand basin with tiled splash backs, panelled radiator, light with shaver point and vinyl flooring.

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### OUTSIDE:

The property enjoys a sunny south westerly facing garden which comprises an open courtyard area to the immediate rear with plenty of space for table and chairs. A gate gives access to the shared path which leads to a further gate accessing the main garden which is laid to lawn and is enclosed by fencing and a tree to the left hand corner.



### COUNCIL TAX BAND A

Payable to Herefordshire Council.

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

Proceed from central Hereford along Edgar Street turning left into Moor 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](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).

14th August 2024

ID38651

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### 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		89 B
69-80	C		
55-68	D	63 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.

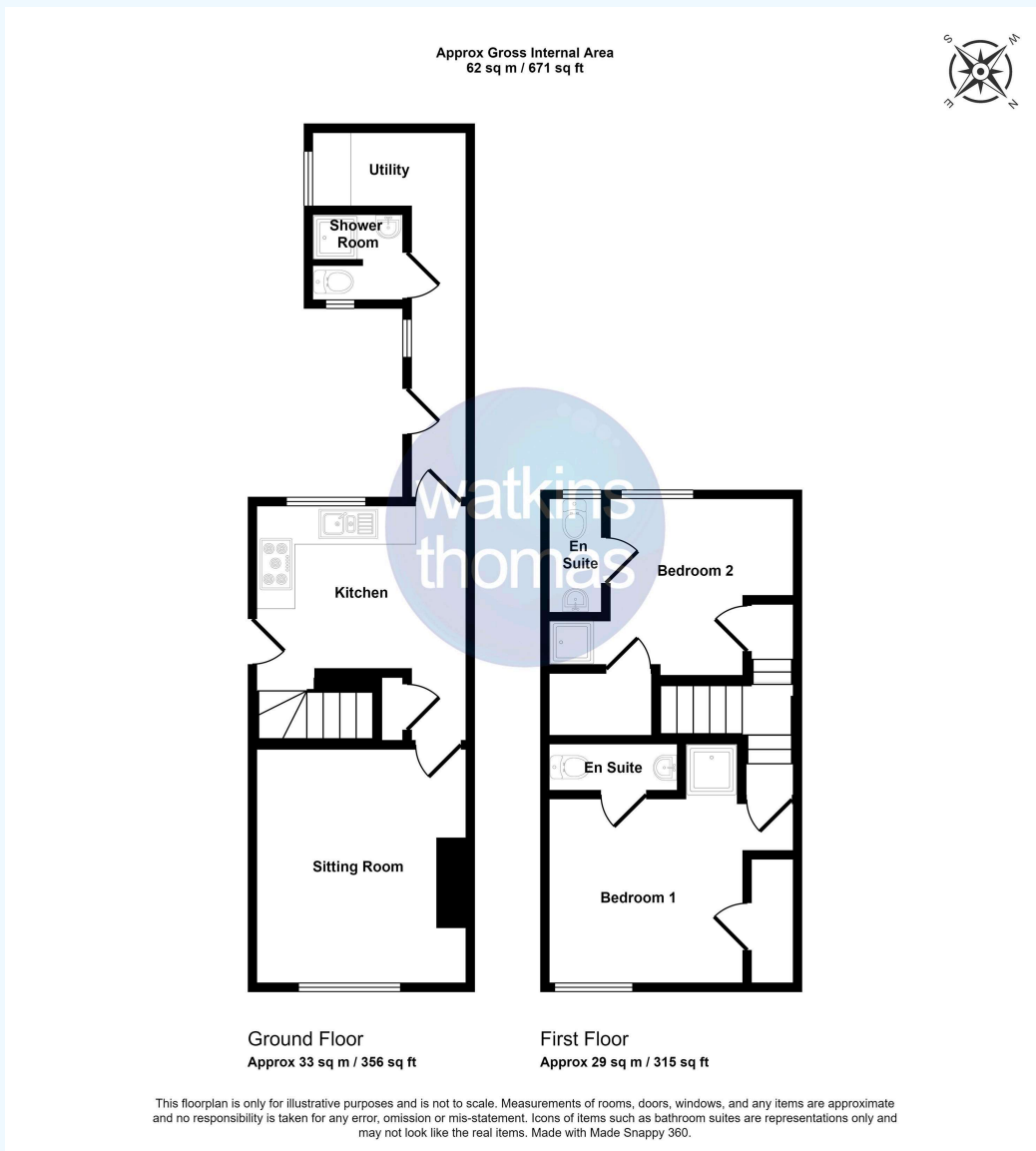
For properties in England and Wales:

- 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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