



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)



## 4 Canonmoor Street, Hereford, HR4 9JJ

*'Located just off Edgar Street, close to central Hereford, a two bedroom, terraced home with central heating, double glazing, cellar area and courtyard garden'*

**£162,995 (Freehold)**

## 4 Canonmoor Street, Hereford, HR4 9JJ

### LOCATION

Canonmoor Street is located off Edgar Street, close to central Hereford and it's wide range of shopping, leisure and recreational facilities, educational establishments and both bus and railway stations.

### DESCRIPTION

4 Canonmoor Street is a terraced home which is centrally heated and double glazed. On the ground floor there is a living room and kitchen, there is a door to the good sized cellar area and on the first floor there are two bedrooms and bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Living Room

3.68m (12'1) x 3.53m (11'7)

Approached via a double glazed door and having a double glazed window to the front, arched recess, radiator and wood laminate flooring. Wall mounted thermostat.



##### Kitchen

3.66m (12'0) x 3.4m (11'2)

With a double glazed window to the rear, double glazed door to the rear and with fitted base cupboard units with roll edged working surface over, brick effect tiled surrounds and eye level cabinets. Wall mounted gas fired boiler providing central heating and domestic hot water, sink unit with drainer, recess with plumbing for washing machine, oven and four ring hob. Feature brick fireplace with arch and stove. Door to cellar and stairs to:



#### ON THE FIRST FLOOR:

##### Landing

With doors to:

##### Bedroom 1

3.4m (11'2) x 2.87m (9'5)

With a double glazed window to the rear, radiator, overstairs storage cupboard and two single wardrobe cupboards with cabinets over the bed recess.



## 4 Canonmoor Street, Hereford, HR4 9JJ

### Bedroom 2

3.66m (12'0) x 2.06m (6'9)

With a double glazed window to the front and radiator.



### Bathroom

2.13m (7'0) x 1.37m (4'6)

With suite comprising bath with electric shower over, low level wc and pedestal wash basin with mixer tap. Radiator.



### ON THE LOWER GROUND FLOOR:

#### Cellar

7.01m (23'0) x 3.68m (12'1)

With a ceiling height of approximately 5'11.

#### OUTSIDE:

At the rear of the property is a south facing courtyard which is approximately 12' x 11'5.

#### 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 into Edgar Street and then take the left hand turning into Canonmoor Street where Number 4 will be identified on the left hand side by the agents for sale board.

## 4 Canonmoor Street, Hereford, HR4 9JJ

### 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).

5th August 2024

ID39034

### 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 C. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	73 C	
55-68	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

## 4 Canonmoor Street, Hereford, HR4 9JJ

### 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.

