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4 Canonmoor Street, Moorfields, Hereford, HR4 9JJ

'Located near to the City Centre in an established residential district, a two bedroom, centrally heated and double glazed home which is available with NO ONWARD CHAIN'

£170,000 (Freehold)

4 Canonmoor Street, Moorfields, Hereford, HR4 9JJ

LOCATION

Canonmoor Street lies off Edgar Street and just off the City Centre with its wide range of shopping, leisure and recreational facilities.

DESCRIPTION

4 Canonmoor Street is a period inner terrace home which has recently been redecorated and has new flooring throughout. The house is centrally heated and double glazed and in more detail comprises;

ON THE GROUND FLOOR:

Sitting Room

3.66m (12') x 3.53m (11'7)

Approached through a composite door with double glazed upper panels and with a double glazed window to the front, arch display area, wood grain effect laminate flooring and radiator. Arched opening to;



Kitchen

3.66m (12') x 3.35m (11')

With a double glazed window to the rear, double glazed door to the rear and having a stairway off, with fitted base cupboards with working surface over, brick effect tiled surrounds and eye level cabinets. Tall storage cupboard, feature brick fire surround, electric oven with gas hob over and with a single drainer stainless steel sink unit. Recess with plumbing for washing machine and wall mounted gas fired boiler providing central heating and domestic hot water. Door to cellar.



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ON THE FIRST FLOOR:

Landing

With doors to;

Bedroom 1

3.38m (11'1) x 2.87m (9'5)

With a double glazed window to the rear, radiator and over stair storage cupboard.

Bedroom 2

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

With a double glazed window to the front. Radiator.



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Bathroom

2.36m (7'9) x 1.35m (4'5)

With part tiled walls and white suite comprising bath with electric shower over, low level WC and pedestal wash basin. Extractor unit and radiator.



ON THE LOWER GROUND FLOOR:

Cellar Area

6.71m (22') x 3.66m (12')

With a ceiling height of approximately 6'. Wall light points.



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OUTSIDE:

At the rear of the property there is a patio/courtyard area (12' by 11' 4") part covered by a veranda with corrugated perspex roof over.



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

VIEWING

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

DIRECTIONAL NOTE

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.

27th May 2026

ID39034

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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 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

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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.

