



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



6 Springfield Place, Off Green Street, St James, Hereford, HR1 2QQ

Set at the end of a row of six houses, off Green St and within St James, a two bedroom period good house with gas central heating and double glazing. Cellar and garden areas.

£190,000 (Freehold)

Residential Sales and Lettings

6 Springfield Place, Off Green Street, St James, Hereford, HR1 2QQ

LOCATION

Springfield Place is located at right angles to Green Street and is set within the St James' residential district. The locality is served by a range of amenities including a Church, primary school, corner shop and public house. St James has a neighbourly feel and is within easy reach of central Hereford which offers a range of shopping leisure and recreational facilities together with educational establishments and both bus and railway stations. Nearby are the environs of the River Wye, Cathedral and Castle Green.

DESCRIPTION

6 Springfield Place is an end of terrace house two bedroom house, with cellar, which has garden areas to the front and the rear. Centrally heated and double glazed the accommodation in more detail comprises;

ON THE GROUND FLOOR:

Entrance Porch

With door to;

Sitting Room

4.06m (13'4) x 3.3m (10'10)

Approached through a double glazed door and with a double glazed window to the front, feature fire surround and hearth. Radiator and television point. Door with glazed panels to the;



Kitchen

2.67m (8'9) x 3.25m (10'8) (widening to 13'3)

With a double glazed window and double glazed door to the rear. Stainless steel sink unit with drainer and mixer tap, fitted base cupboards with roll edge working surfaces over, tiled surrounds and matching eye level cabinets. Recess for upright fridge freezer, built in electric oven with 4 ring gas hob over, recess with plumbing for washing machine and fitted dishwasher. Quarry tile floor and ladder radiator. Wall mounted gas fired boiler providing central heating and domestic hot water. Door to cellar and stairs to;



6 Springfield Place, Off Green Street, St James, Hereford, HR1 2QQ

ON THE FIRST FLOOR:

Landing

With access hatch to loft space, radiator and feature doors with Suffolk latches to;

Bedroom 1

3.3m (10'10") x 3.91m (12'10") (widening to 13'8")

With a double glazed window to the front and radiator.

Bedroom 2

2.67m (8'9") x 1.55m (5'1")

With a double glazed window to the rear and radiator.



Bathroom

1.78m (5'10") x 1.52m (5') (plus recess)

With a bath with waterfall and showerhead head tap together with a thermostatically controlled shower and screen over. Tiled walls, low level wc and over the stair recess is a contemporary style glass wash basin with mixer tap and mirror over. Ceramic floor tiles.



ON THE LOWER GROUND FLOOR:

Cellar Area

3.1m (10'2") x 3.38m (11'1")

With steps to the front with a Velux type roof light. Radiator and exposed beam.



6 Springfield Place, Off Green Street, St James, Hereford, HR1 2QQ

OUTSIDE: GARDEN

The front of the property is approached along a pathway with runs to the front of 1-5 Springfield Place. There is a paved area with planted border behind a low wall with iron work over.

At the rear of the property there is a garden area, part bounded by a high established wall and which is extensively laid to paving slabs with a border of shrubs. The rear garden enjoys a westerly aspect. There is a garden store and a rear means of pedestrian access.

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 St Owen Street and at the traffic lights turn right into Green Street. Continue along Green Street and Springfield Place will be identified on the right 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

23rd October 2024

ID39392

6 Springfield Place, Off Green Street, St James, Hereford, HR1 2QQ

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 E. 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		
39-54	E	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

6 Springfield Place, Off Green Street, St James, Hereford, HR1 2QQ

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.

