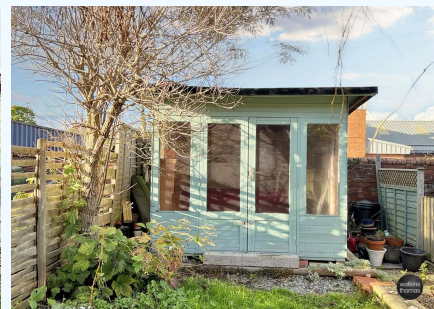
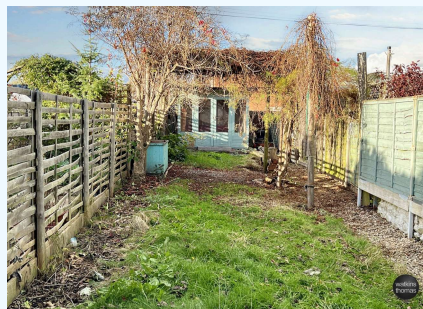




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



69 Park Street, St James, Hereford, HR1 2RD

'A pretty inner terrace home with exposed floor boards on the ground floor and featuring two reception rooms, kitchen with shower room off and having two bedrooms and bathroom on the first floor. Cellar and garden to rear enjoying a westerly aspect'

£212,500 (Freehold)

Residential Sales and Lettings

69 Park Street, St James, Hereford, HR1 2RD

LOCATION

Park Street lies within the 'St James's village' which is an established and mature residential neighbourhood lying just to the east of the City Centre. Nearby there are river meadows and the property is accessible to a local primary school, church, corner shop and public house. 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

69 Park Street is an inner terrace period house which has the benefit of a modern gas fired central heating system. There are original sash windows to the front and double glazed windows at the rear, westerly facing garden to the rear and the property has the benefit of a cellar area. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A front aspect double glazed entrance door leads to the entrance porch with side and front aspect glazed windows and a glazed panelled entrance door leads to the sitting room.

Sitting Room

3.4m (11'2) (maximum) x 3.28m (10'9)

With front aspect sash window, panelled radiator, exposed floor boards and living flame gas fire with decorative surround.



Inner Hall

With stairs to the first floor and door to the dining room.

Dining Room

3.38m (11'1) x 3.4m (11'2) (maximum)

With rear aspect sash window, wood burning stove with beam over, panelled radiator, exposed floor boards, door to the kitchen and door to the cellar.



69 Park Street, St James, Hereford, HR1 2RD

Kitchen

2.59m (8'6") x 1.93m (6'4")

With side aspect double glazed upvc window, side aspect double glazed panelled door, units comprising Belfast style sink with work surface, tiled splash backs, base units under with matching wall units, space for range cooker with cooker hood over and access through to the utility room.

Utility Room

2.41m (7'11") x 1.57m (5'2")

With side aspect double glazed window, double glazed panelled door leading to the garden, plumbing and space for washing machine, panelled radiator, space for fridge freezer, work surface, tiled flooring and door to the wet room.



Wet Room

With rear aspect double glazed window, low flush wc, wash hand basin, panelled radiator, thermostatically controlled shower, fully tiled wall surround and tiled flooring.



ON THE LOWER GROUND FLOOR:

Cellar

4.06m (13'4") (maximum) x 3.4m (11'2") (maximum)

With front aspect sky light, two panelled radiators, laminated flooring and steps leading from the dining room.



69 Park Street, St James, Hereford, HR1 2RD

ON THE FIRST FLOOR:

Landing

With access hatch to loft space.

Bedroom 1

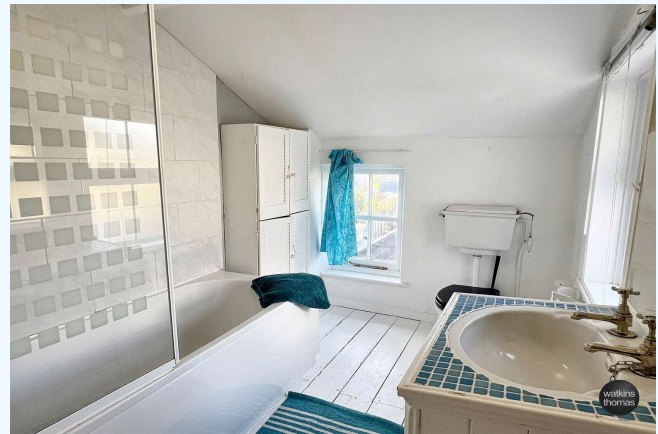
3.43m (11'3) (maximum) x 3.38m (11'1)

With rear aspect sash window, decorative fire surround, exposed floor boards, panelled radiator, built-in wardrobe and door to the bathroom.

Bathroom

2.59m (8'6) x 1.88m (6'2)

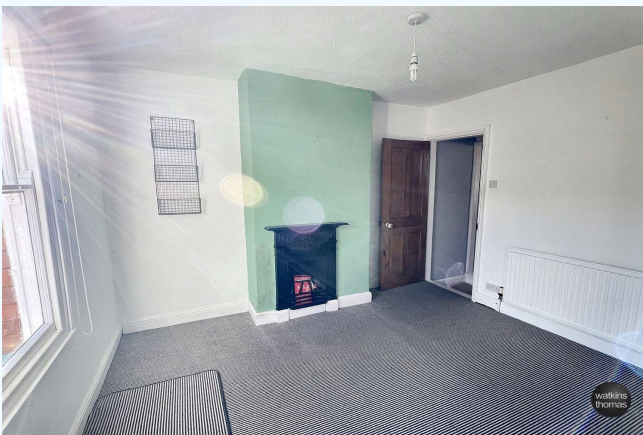
With rear and side aspect double glazed windows, suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, vanity wash hand basin, panelled radiator, partially tiled wall surround, exposed floor boards and storage cupboard.



Bedroom 2

3.4m (11'2) (maximum) x 3.25m (10'8)

With front aspect sash window, decorative fire surround, panelled radiator and built-in wardrobe.



OUTSIDE:

To the rear of the property is a gravel path giving access to a patio area which leads to the main garden which is laid to lawn. There is a further gravel patio area with pergola, lawned garden area leading to a SUMMER HOUSE. The garden is enclosed by fencing and walling to provide a degree of privacy.

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.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

69 Park Street, St James, Hereford, HR1 2RD

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.

DIRECTIONAL NOTE

From central Hereford proceed along St Owen Street and at the traffic lights bear right into Green Street. Continue along Green Street and then take the left hand turn into Park Street where Number 69 will be identified on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

28th October 2024

ID25987

69 Park Street, St James, Hereford, HR1 2RD

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	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

69 Park Street, St James, Hereford, HR1 2RD

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.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.