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### **100 Park Street, St James, Hereford, HR1 2RE**

*'Set in the highly sought after St James district of Hereford a two bedroom, semi detached family home with gas central heating, double glazing where specified, enclosed rear garden with views across open countryside'*

**£260,000 (Freehold)**



## 100 Park Street, St James, Hereford, HR1 2RE

### LOCATION

Park Street is located in the coveted St James area, a "village within the city" and which lies just to the east of central Hereford. Nearby there are riverside walks and the Cathedral Green, both desired for the amenity value they provide. In the neighbourhood there is a primary school, church, "corner shop" and public house. The City of Hereford offers an extensive range of shopping, leisure and recreational facilities together education establishments, bus and railway stations.

### DESCRIPTION

The subject property is a two bedroom mid terraced property with the added benefit of gas central heating, double glazing (where specified), good size enclosed rear garden with views across open countryside. The accommodation comprises: dining room, sitting room, kitchen, cellar, first floor landing with cloakroom, two double bedrooms and shower room. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Dining Room

4.95m (16'3) x 3.35m (11')

A side aspect double glazed entrance door leading into the dining room. With front aspect double glazed window, panelled radiator, laminated flooring, coved ceiling, picture rail, stairs to the first floor, thermostat for the central heating, stairs giving access to the cellar and double doors to the sitting room.



##### Sitting Room

3.73m (12'3) x 3.3m (10'10)

With rear aspect double glazed window, electric fire with decorative surround, panelled radiator, picture rail, coved ceiling, laminated flooring and sliding door with steps leading to the kitchen.





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### Kitchen

2.84m (9'4") x 2.24m (7'4")

With rear aspect double glazed window overlooking the garden with views across open countryside. A range of units comprising sink drainer unit, work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for under counter fridge, wall mounted gas central heating boiler, coved ceiling, laminated flooring and side aspect double glazed door giving access to the rear garden.



### ON THE LOWER GROUND FLOOR:

#### Cellar

8.71m (28'7") x 3.12m (10'3") (maximum)

With front aspect velux sky light, rear aspect double glazed window, two panelled radiators, laminated flooring and wall lights.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space with pull down ladder, smoke alarm, laminated flooring, doors to bedrooms and cloakroom.

#### Bedroom 1

3.33m (10'11") (maximum) x 3.45m (11'4")

With rear aspect double glazed window with view across the garden to open countryside, panelled radiator, coved ceiling and light with ceiling fan. Access to the shower room.





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### Shower Room

2.82m (9'3") x 2.26m (7'5")

With rear aspect double glazed window, shower cubicle with shower boarding having thermostatically controlled shower, vanity wash hand basin, low flush wc, heated towel rail, partially tiled wall surround and laminated flooring.

### Bedroom 2

3.56m (11'8") x 3.35m (11')

With front aspect double glazed window, panelled radiator and laminated flooring.



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### Separate Wc

1.55m (5'1) x 1.52m (5')

With side aspect window, low flush wc, vanity wash hand basin, heated towel rail and laminated flooring.



### OUTSIDE:

To the front of the property is a courtyard area with path giving access to the entrance door and side gate giving access to the rear garden. To the immediate rear of the property is a storage cupboard which was formerly a toilet which then gives access to the main garden which is laid to a gravel/patio area, lawn area, various shrub borders. A path leads to the bottom of the garden where there is a useful GARDEN SHED and the garden is enclosed by fencing and hedging to provide a degree of privacy.



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### COUNCIL TAX BAND C

Payable to Herefordshire Council

### 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](tel:01432272280) .

### DIRECTIONAL NOTE

From central Hereford proceed along St Owen Street to the traffic lights and take the right hand turn into Green Street. Continue along Green Street and then turn left into Park Street where Number 100 will be found on the right hand side.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . 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).

**12th August 2025**

ID39494

## 100 Park Street, St James, Hereford, HR1 2RE

### 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		83 B
69-80	C		
55-68	D	57 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.

