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### 3 Pullings Mews, East Street, Hereford, HR1 2LU

*'Located close to the centre of Hereford, a very well proportioned, two bedroom, character residence which enjoys a southerly aspect to the rear'*

**£300,000 (Freehold)**

Residential Sales and Lettings

## 3 Pullings Mews, East Street, Hereford, HR1 2LU

### LOCATION

Pullings Mews fronts East Street and lies centrally between High Town, St Owen Street, The Duck Pond and The Cathedral. The City is served by a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

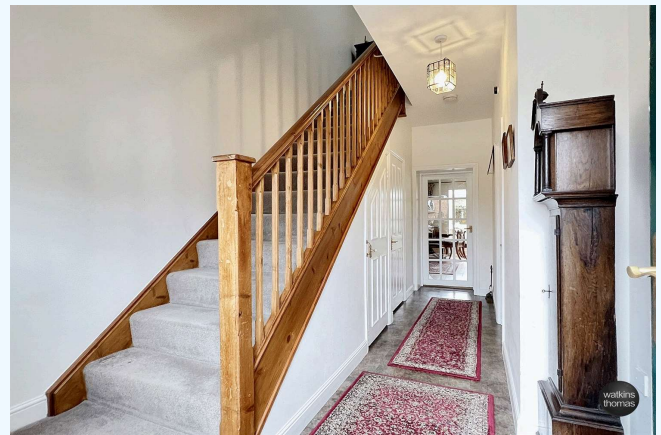
Pullings Mews was created by a conversion carried out in the early nineties by a highly reputed developer. This scheme has resulted in the provision of five comfortable homes with Number 3 enjoying an inner terrace position. The accommodation is centrally heated and double glazed, rooms are high, the sitting room and principal bedroom are in excess of 14' by 14' and on the ground floor there is a hall, cloakroom, kitchen-breakfast room and afore mentioned sitting room with two bedrooms and a luxury shower room on the first floor. On the lower ground floor there is a cellar/store/workshop and at the rear there is a courtyard garden which enjoys a fine southerly aspect. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Reception Hall

5m (16'5) x 2.31m (7'7) (including stairwell)

With stairway with wooden banister and hand rail, 8'9 ceiling height, double glazed window to the front, radiator and with a panel style door to the kitchen, glazed panel door to the sitting room, door to the cellar and door to the:



#### Cloakroom

1.6m (5'3) x .76m (2'6)

With low level wc, corner wash basin with mixer tap, tiled course over and cupboards below. Radiator.

#### Sitting Room

4.42m (14'6) x 4.5m (14'9) (18'6 into the bay area)

This room has a ceiling height of approximately 9', there are two feature boxed beams and at each side of the fireplace there is book shelving. Marble fireplace and hearth with a living flame gas fire. Recess with cabinets, radiator, exposed floor boards, 'Hive' type heating unit and with a 7'9 wide opening to a bay area which has a pair of double glazed French doors with adjacent double glazed windows and glazed roof over which enjoys a southerly aspect and opens to the walled courtyard garden.



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### The Kitchen/Breakfast Room

4.98m (16'4) x 2.49m (8'2)

With a 9' ceiling height, exposed ceiling timbers, sunken ceiling lights and extensively fitted with wood grain effect base cupboard units with working surface over, tiled surrounds and matching eye level cabinets. 1½ bowl stainless steel sink unit with drainer and mixer tap, recess with plumbing for dishwasher, recess with plumbing for washing machine, four ring gas hob with hood over and a double eye level electric oven. Radiator and a double glazed window to the front.



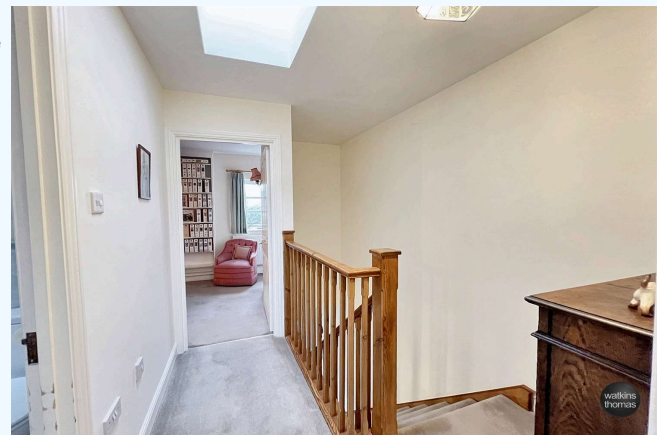
## 3 Pullings Mews, East Street, Hereford, HR1 2LU



### ON THE FIRST FLOOR:

#### Landing

With a velux sky light allowing light down through the property and having panel style doors to:



#### Bedroom 1

4.47m (14'8) x 4.42m (14'6)

With a maximum ceiling height of approximately 10'. Two substantial sets of structural timbers and exposed purlins. Double glazed window to the rear, radiator, recess with book shelving and there are two double and two single wardrobe units provided with hanging rails and storage shelving.

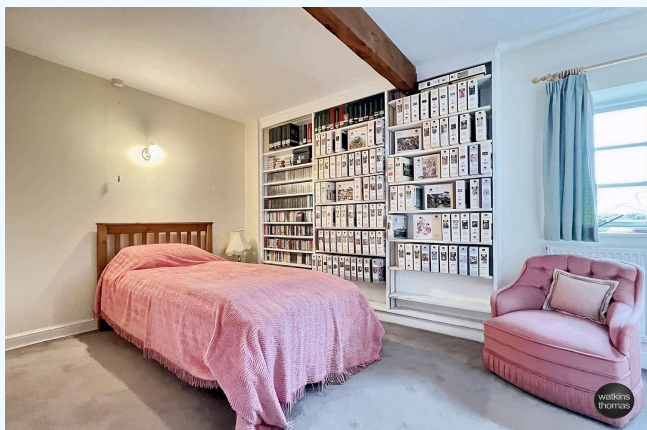


## 3 Pullings Mews, East Street, Hereford, HR1 2LU

### Bedroom 2

2.49m (8'2") x 3.35m (11') (14'8" maximum)

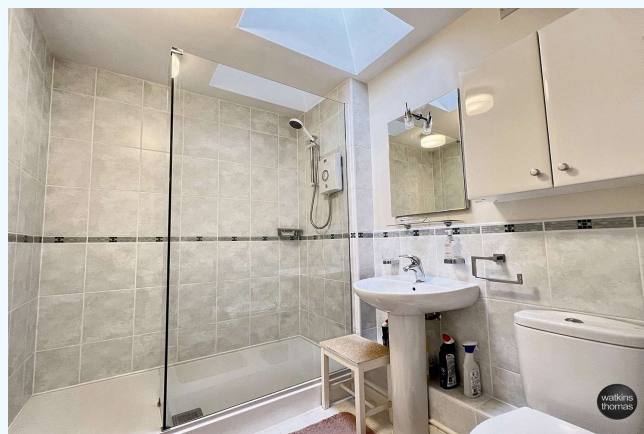
With a double glazed window to the front, radiator, exposed ceiling timber, access hatch to loft storage space and with two double wardrobe cupboards provided with hanging rails and storage shelving.



### The Shower Room

2.31m (7'7") x 1.83m (6')

Well appointed and with a wide walk-in shower cubicle with electric shower unit and tiled walls, pedestal wash basin with mixer tap and low level wc. Fitted mirror with light, velux roof light, extractor unit, exposed ceiling timber, tiled walls and ladder type radiator.

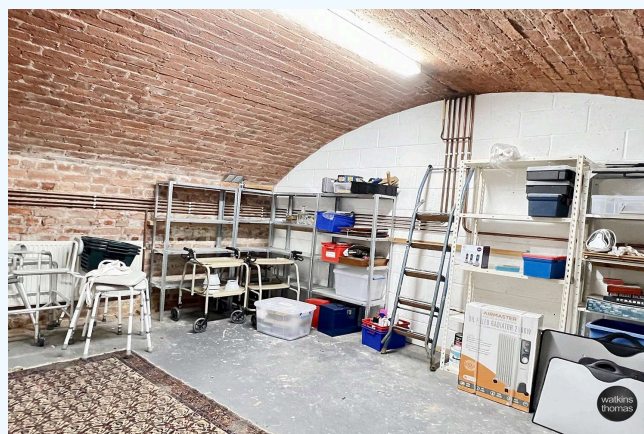


### ON THE LOWER GROUND FLOOR:

#### Cellar Area

4.9m (16'1") x 4.57m (15'0")

With a vaulted brick ceiling with a maximum height of approximately 8'2" and having radiator, extractor vent, part exposed brick walls and concrete floor together with electric light and power points.



### OUTSIDE:

At the front of the property is a courtyard garden area. At the rear there is a part walled courtyard which is approximately 15' by 11' and is walled along the rear boundary, there are raised planted borders and the remainder is hard landscaped with a mix of brick paviors and slab stones. The rear garden area enjoys a pleasant southerly aspect.

Council Tax - D

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.

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### 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

What3words - sudden.dads.flag

### 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).

**10th February 2025**

ID39808

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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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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.

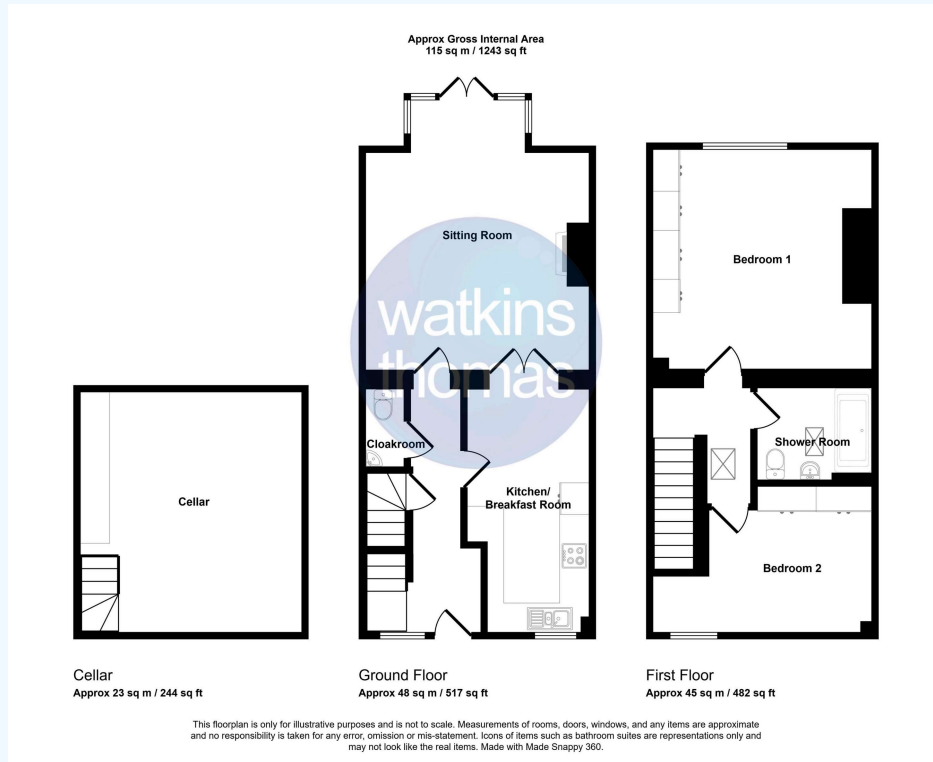
For properties in England and Wales:

- 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.



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