



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



1 Hampton Street, St James, Hereford, HR1 2RA

'An Edwardian end of terrace villa located in the highly sought St James residential district'

£260,000 (Freehold)

1 Hampton Street, St James, Hereford, HR1 2RA

LOCATION

Hampton Street lies between Harold Street and Park Street in the St James district. a sought after neighbourhood, which has a 'village' reputation and feel. Located just to the east of central Hereford. In the immediate vicinity there is a local shop, church, school and public house, nearby there are riverside walks as is The Castle Green and the environs of The Cathedral. 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

York Villas were created in 1910 and Number 1 Hampton Street is an end of terrace house which has been the subject of a schedule of refitting and upgrading works which have resulted in the provision of a most comfortable home. The property is centrally heated and double glazed, on the lower ground floor there is a cellar, there are two reception rooms, a kitchen and living room on the ground floor and there are a pair of bedrooms, one of which has an en-suite shower room facility and the second of has a full bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With composite door with double glazed upper panels to:

Sitting Room

3.76m (12'4) x 3.76m (12'4) (maximum plus stairway)

With an 8'5 ceiling height and a double glazed bay window to the front with modern sash units, raised feature fire and alcove, book shelving and cabinets. Radiator, stairway off and door to:



The Dining Room

3.76m (12'4) x 3.66m (12')

With sunken ceiling lights, cabinet built into fire recess, radiator, door to cellar, door with glazed upper panels to the kitchen and door to:

1 Hampton Street, St James, Hereford, HR1 2RA



The Conservatory

2.36m (7'9) x 2.29m (7'6)

With double glazed elevations under a triplex roof and with a pair of doors to outside.

Kitchen

2.41m (7'11) x 2.08m (6'10) (7'10 maximum)

With two double glazed windows, sunken ceiling lights and fitted base units with soft close doors, working surface over and tiled upstands together with eye level cabinets. Composite sink unit with drainer and mixer tap, recess with plumbing for washing machine, fitted electric oven with four ring gas hob over and cooker hood above. Carousel base corner units and recess for fridge freezer.



1 Hampton Street, St James, Hereford, HR1 2RA

ON THE FIRST FLOOR:

Landing

With access hatch to loft space and with door to bedroom 2 and door to:

Bedroom 1

3.76m (12'4) x 3.66m (12')

With a double glazed window to the rear, two double built-in wardrobe cupboards and drawer units, period fire surround, radiator and with door to:



Bathroom

2.41m (7'11) x 2.39m (7'10)

Recently re-modelled and attractively appointed with extensively shower boarded walls and having a wide shower cubicle with thermostatically controlled shower unit, separate bath with mixer tap and shower head, low level wc and vanity wash basin with mixer tap and mirror unit over. Ladder type radiator and sunken ceiling lights.

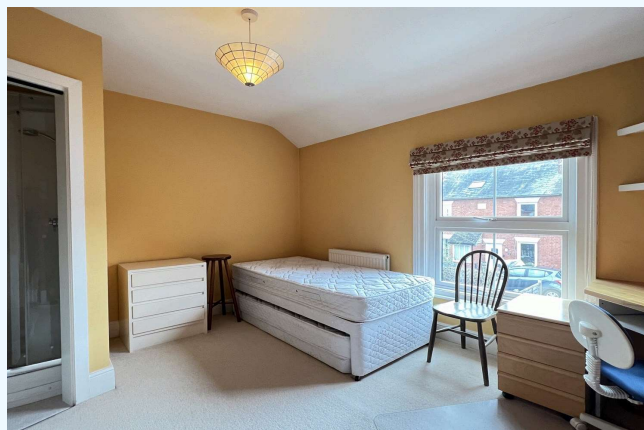
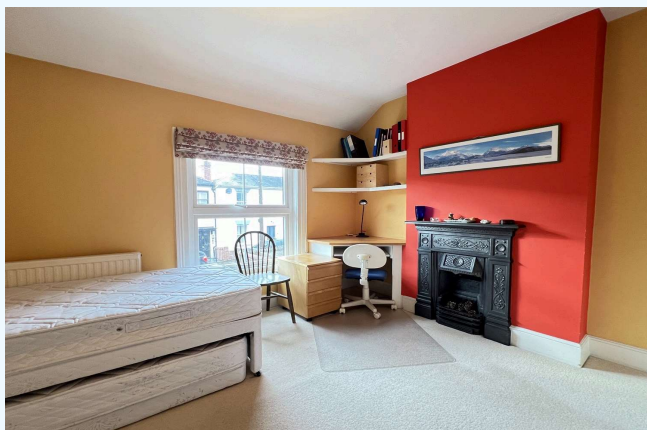


1 Hampton Street, St James, Hereford, HR1 2RA

Bedroom 2

3.84m (12'7) x 3.07m (10'1)

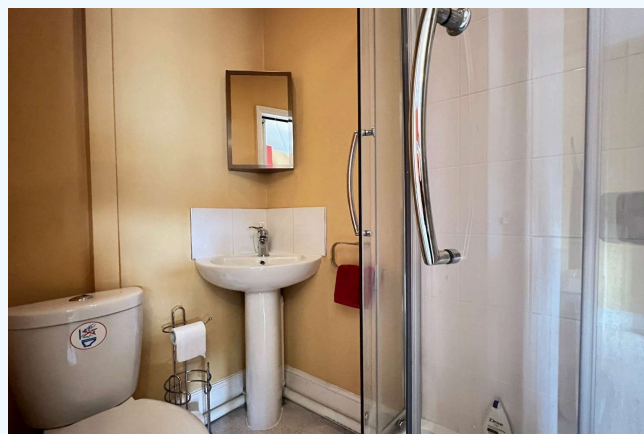
With a double glazed window to the front, fitted desk with shelving over, radiator, historic feature fire surround and with a folding door to:



En-Suite Shower Room

1.55m (5'1) x 1.12m (3'8)

With shower cubicle, corner wash basin with mixer tap and low level wc. Sunken ceiling lights and extractor unit.



ON THE LOWER GROUND FLOOR

Cellar

3.78m (12'5) x 3.89m (12'9)

Approached over a stairs with a door from the dining room with landing having a wall mounted gas fired boiler and steps down to the cellar. With a ceiling height of approximately 6'4 and having a velux type window to the front.

OUTSIDE:

At the front the property has an area which is approximately 26' wide by 26' deep and comprises a pair of parking spaces which are block paved. The parking spaces are bordered by a planted bed and there is then access to the front door and to a covered side passageway which is approximately 24' by 5'8 which has gates to the front and rear. At the rear there is a yard area which approximately 14'4 by 3'1 and has a raised border. There is an outside store.

Agents Note

It is understood that an adjacent property has the benefit of a pedestrian right of way along the driveway, side of the subject residence and across the rear of that property.

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.

1 Hampton Street, St James, Hereford, HR1 2RA

VIEWING

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

DIRECTIONAL NOTE

From the City Centre proceed along St Owens Street and at the traffic lights take the right hand turn into Green Street. Continue along Green Street and just before the shop turn left into Harold Street. Take the right hand turn into Hampton Street and Number 1 will be identified on by the agents 'For Sale' board.

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.

25th February 2025

ID39966

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.