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40 Portland Street, Moorfields, Hereford, HR4 9JE

'Situated close to Hereford City Centre a three bedroom terraced family home with gas central heating, double glazing (where specified), double cellar and off road parking'

£260,000 (Freehold)

40 Portland Street, Moorfields, Hereford, HR4 9JE

LOCATION

The property is located in the popular Portfields district which is located within easy walking distance of Hereford City. Hereford offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a three bedroom, terraced home with gas central heating, double glazing (where specified) and has the benefit of off road parking. The property comprises sitting room, conservatory, dining room, kitchen, first floor landing with access to three bedrooms and bathroom. Double cellar with access from the sitting room and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Sitting Room

4.72m (15'6) x 3.91m (12'10) (plus recess - irregular shaped room)

A double glazed panelled entrance door leads to the sitting room. With coved ceiling, two panelled radiators, gas fire, stairs to the first floor, door to the cellar, door to dining room and double glazed French doors giving access to the conservatory.

Conservatory

2.74m (9'0) x 2.67m (8'9)

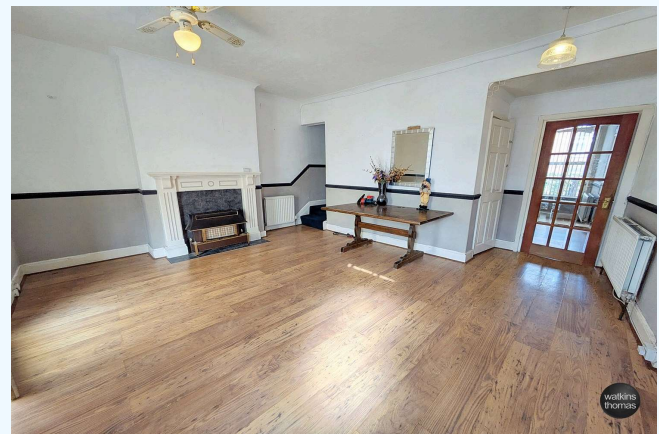
Of upvc construction with tiled flooring and French doors giving access to the front garden.



Dining Room

4.55m (14'11) (maximum) x 3.89m (12'9) (irregular shaped room)

With rear aspect double glazed window, panelled radiator, gas fire with decorative surround, storage cupboard, coved ceiling and door to the kitchen.



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Kitchen

3.15m (10'4) x 2.79m (9'2)

With side aspect double glazed window, stainless steel 1½ bowl sink drainer unit with work surfaces, splash back, base units under, matching wall units, space for cooker, space for upright fridge freezer, plumbing and space for washing machine, panelled radiator, coved ceiling, tiled flooring and side aspect double glazed door giving access to the rear courtyard.



ON THE LOWER GROUND FLOOR:

Cellar

With stairs from the sitting room. Split into two rooms. Front Cellar Room (11'9 x 8'4) with laminated flooring, panelled radiator, access to a storage room (6' max x 7'1) with power points. Second Cellar Room (14'8 x 13'3 max) power, lighting, laminated flooring, panelled radiator and sky light to the rear.



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ON THE FIRST FLOOR:

Landing

With glazed ceiling panel, panelled radiator, doors to bedrooms and bathroom, access hatch to loft space with pull down ladder and storage cupboard.



Bedroom 1

3.07m (10'1) x 3.2m (10'6)

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

Bedroom 2

3.91m (12'10) x 2.82m (9'3) (maximum)

With front aspect double glazed window, panelled radiator, picture rail, built-in wardrobe and coved ceiling.



Bedroom 3

3.94m (12'11) x 1.83m (6'0)

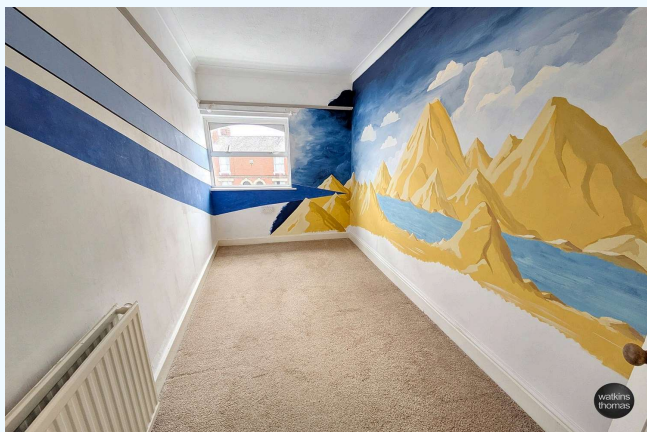
With front aspect double glazed window and panelled radiator.

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Bathroom

3.12m (10'3) x 2.79m (9'2)

With rear aspect double glazed window, suite comprising panel enclosed bath, shower cubicle with thermostatically controlled shower, pedestal mounted wash hand basin, low flush wc, vinyl flooring and partial shower boarded walls.



OUTSIDE:

To the front of the property is a dropped kerb with a driveway for one vehicle.

Beyond the parking area is a slabbed patio area leading to a further concrete area and path to the front door. To the immediate rear of the property is a courtyard area with access to the OUTSIDE WC with low flush wc, wash hand basin, wall mounted gas central heating boiler and tiled flooring. Gate to the rear.

COUNCIL TAX BAND B

Payable to Herefordshire Council

Agents Note

Please be aware that there are solar panels on the property which are leased via Zanussi Solar.

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

Proceed out of Hereford along Edgar Street taking the first turning on the left hand side into Canonmoor Street. Take the first left into Moorfield Street, continue along Moorfield Street to the T-junction and turn right into Portland Street where the property is located on the right hand side as indicated 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.

18th March 2025

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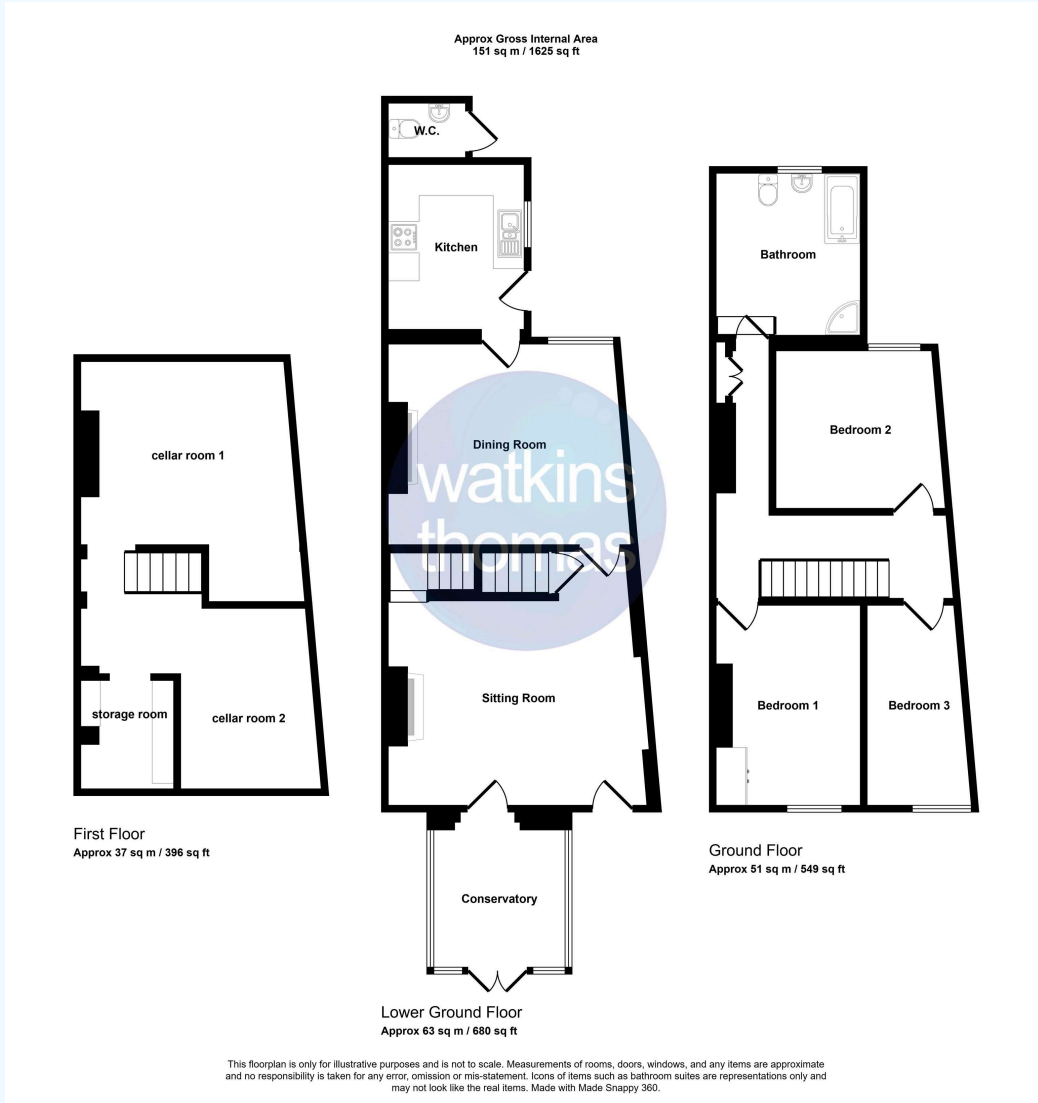
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ENERGY PERFORMANCE CERTIFICATE

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.

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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