



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



16 Moor Street, Hereford, HR4 9LA

'Situated to the north of Hereford close to the City Centre a three bedroom mid terraced property with gas central heating, double glazing and enclosed rear garden'

£175,000 (Freehold)

16 Moor Street, Hereford, HR4 9LA

LOCATION

The property is located to the north of Hereford City just off Edgar Street which is close to Hereford City Centre. In the area are a range of amenities and 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

The subject property is a three bedroom mid terraced home with gas central heating, double glazing and enclosed rear garden. The property comprises entrance hall, sitting room, kitchen/dining room, inner hallway, downstairs bathroom, first floor landing with access to three bedrooms. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A upvc double glazed panel entrance door leading to the entrance hall with stairs to the first floor and door to the sitting room.

Sitting Room

3.91m (12'10) x 3.4m (11'2) (maximum)

With front aspect double glazed window, panelled radiator and door to the kitchen/dining room.



Kitchen/Dining Room

4.29m (14'1) x 2.41m (7'11)

With rear aspect double glazed window, a range of units comprising stainless steel 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, integrated electric oven and hob with cooker hood over, panelled radiator, space for table, understairs storage cupboard, tiled flooring and access to inner hallway.



Inner Hallway

With side aspect double glazed upvc door, cupboard housing the gas central heating boiler, door to the bathroom and tiled flooring.

16 Moor Street, Hereford, HR4 9LA

Bathroom

2.36m (7'9) x 1.45m (4'9)

With rear aspect double glazed window, suite comprising panel enclosed bath with mixer tap and electric shower over. Low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator and tiled flooring.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm and doors to bedrooms.

Bedroom 1

4.34m (14'3) (maximum) x 2.95m (9'8)

With front aspect double glazed window and panelled radiator.

Bedroom 2

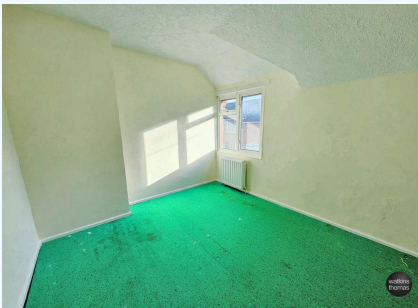
3.45m (11'4) (maximum) x 2.11m (6'11)

With rear aspect double glazed window, panelled radiator and airing cupboard with shelving and panelled radiator.

Bedroom 3

2.51m (8'3) x 2.13m (7')

With rear aspect double glazed window and panelled radiator.



OUTSIDE:

To the immediate rear of the property is a brick paved patio leading to a further concrete patio which gives access to a path leading to the main garden which is laid to lawn. There are shrub borders and a path continues to the rear of the garden where there is a storage shed and a rear access gate. The garden is enclosed by fencing and walling to provide a degree of privacy and also has the added benefit of an outside tap.



16 Moor Street, Hereford, HR4 9LA

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.

VIEWING

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

DIRECTIONAL NOTE

Proceed from the centre of Hereford along Edgar Street turning left into Moor 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.

26th February 2025

ID39892

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.

16 Moor Street, Hereford, HR4 9LA

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.

