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**14 Symonds Street, Portfields, Hereford, HR1 2HA**

*'Centrally located near the City Centre and its amenities, a mature semi-detached three bedroom centrally heated and double glazed home, with driveway and gardens'*

**£275,000 (Freehold)**



# 14 Symonds Street, Portfields, Hereford, HR1 2HA

## LOCATION

Symonds Street is located just off Bath Street in the established Portfields district which is favoured for its convenience to central Hereford and its range of amenities. Within easy reach of the property are educational establishments, the bus and railway stations and the hospital.

## DESCRIPTION

14 Symonds Street is a mature semi detached home which has been the subject of refitting and upgrading works which have included the provision of a gas fired central heating system and replacement double glazed windows and doors. The accommodation includes porch, hall, living room, kitchen/dining room, separate wc with three bedrooms and a bathroom on the first floor. The property is set on a corner plot and has private front and side garden areas with parking at the rear, a particular asset in the locality. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Porch

.97m (3'2) x .84m (2'9)

With light and door with double glazed panel to the:

#### Reception Hall

With a return stairway to the first floor, sunken ceiling lights, radiator and with doors to the living room, kitchen/dining room and an under-stair cupboard.

#### The Living Room

5.11m (16'9) x 3.63m (11'11)

With double glazed windows to the front and rear, picture rail and two radiators.



#### The Kitchen/Dining Room

3.58m (11'9) x 3.35m (11')

With a double glazed window to the side and having fitted base cupboard units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets. Single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine, fitted oven with hob over and cooker hood above. Radiator and door to:





## 14 Symonds Street, Portfields, Hereford, HR1 2HA



### Rear Lobby

1.8m (5'11") x .81m (2'8")

With high level shelf, double glazed door to rear and door to:

### Cloakroom

1.37m (4'6") x .81m (2'8")

With wc, double glazed window and radiator.

### ON THE FIRST FLOOR:

### Landing

With a double glazed window to the front, radiator, access hatch to loft space and with doors to:

### Bedroom 1

3.05m (10'0") x 3.96m (13') (13'8" maximum)

With a double glazed window to the rear, double wardrobe cupboard with hanging rail and storage shelves and radiator.

### Bedroom 2

3.4m (11'2") x 2.44m (8')

With a double glazed window to the rear. Radiator.



### Bedroom 3

3.56m (11'8") x 2.01m (6'7")

With a double glazed window to the front. Radiator.



## 14 Symonds Street, Portfields, Hereford, HR1 2HA

### Bathroom

1.98m (6'6) x 1.85m (6'1)

With white suite comprising bath with electric shower over, pedestal wash basin and low level wc. Part tiled walls, radiator and over-stair cupboard in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water.



### OUTSIDE:

Approached off Vaughan Street a pair of iron gates open to a car parking area. At the rear there is also a planted border. To the front and side of the property there is a sweep of deep lawn with a planted border. The whole is enclosed by a privet hedge. There is a picket pedestrian gateway to the front. A pathway in contoured stone leads to the front door.



### 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

From central Hereford proceed along Bath Street and take the turning into Symonds Street where Number 14 will be identified on the left hand side with the vehicular access being off Vaughan Street.

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# 14 Symonds Street, Portfields, Hereford, HR1 2HA

## 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).

25th March 2025  
ID40212

## 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		85 B
69-80	C	72 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.

