



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



**86 East Street, Hereford, HR1 2LU**

*'In an enviable central location a three storey modern town house offering versatile three bedroom centrally heated and double glazed accommodation, courtyard area and parking space'*

**£290,000.00 (Freehold)**

**Residential Sales and Lettings**

## 86 East Street, Hereford, HR1 2LU

### LOCATION

86 East Street occupies a choice position between The Cathedral and its environs and Hereford City Centre. Hereford offers a range of shopping, leisure and recreational facilities together with bus and railway stations.

### DESCRIPTION

86 East Street is a three storey, unique home which is appealing in terms of its central location and the versatile accommodation that it offers. Well presented throughout the property is centrally heated and double glazed and in more detail it comprises:

#### ON THE GROUND FLOOR:

##### Entrance Porch

With outside light and six panel door to:

##### Entrance Hall

1.98m (6'6) x 1.37m (4'6) (excluding stairway)

Coved ceiling, double glazed window over entrance door, radiator, mat-well, wall mounted thermostat, door to a 3'2 deep storage cupboard, six panel door to the living room and door to:



##### Cloakroom

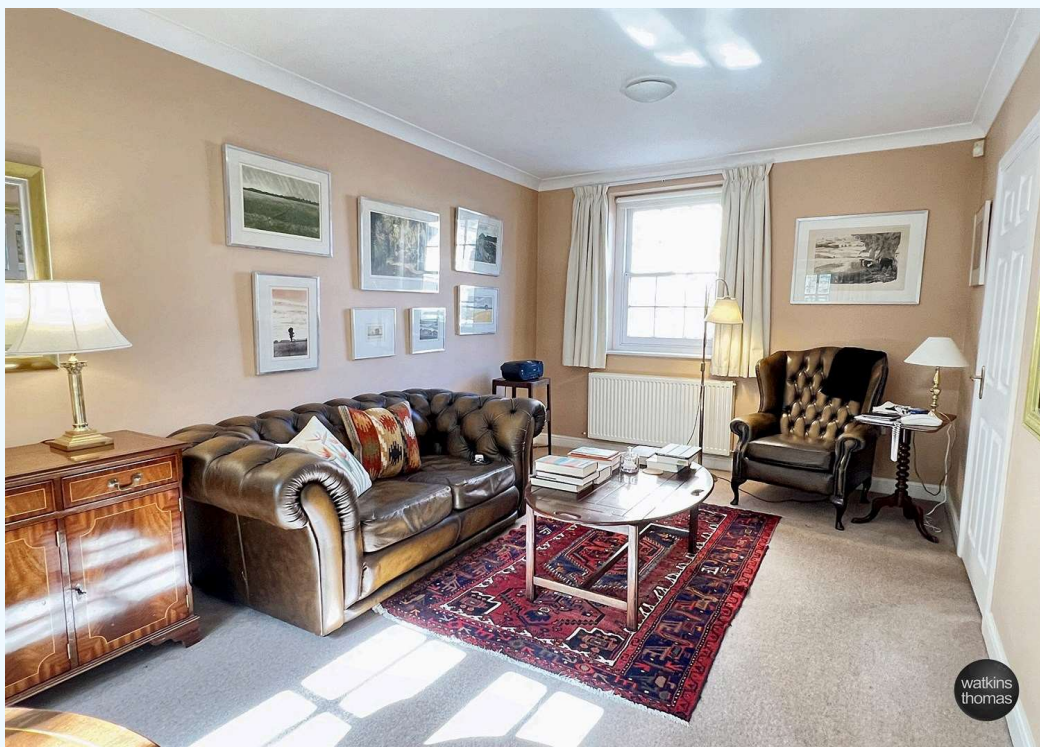
1.83m (6'0) x .91m (3'0)

With low level wc, wall hung wash basin with tiled courses over, extractor unit and radiator.

##### The Living Room

5.38m (17'8) x 3.23m (10'7)

With a double glazed sash style window to the front, a pair of double glazed French multi-pane doors to the rear, coved ceiling, radiator and having a door to:





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### The Kitchen

2.29m (7'6") x 2.24m (7'4")

With a double glazed multi-pane sash style window at the rear and with fitted base cupboard units with wood block effect working surfaces over, tiled surrounds and eye level cabinets. 1½ bowl sink unit with drainer and mixer tap, recess with plumbing for washing machine, space for upright fridge freezer and with a double electric oven with four ring gas hob over and cooker hood above. Extractor unit and floor mounted heater.



### ON THE FIRST FLOOR:

#### Landing

3.05m (10'0") x 2.13m (7'0") (including stairwell)

With a multi-pane double glazed sash style window to the front, radiator and having doors to:

#### Bedroom 1

3.28m (10'9") x 3.3m (10'10") (maximum)

With shutters to a multi-pane sash style double glazed window which enjoys a view at the rear to the tower of Hereford Cathedral in the distance. Radiator and a pair of sliding doors to a wardrobe area with hanging rail and storage shelving.

#### Bedroom 2

3.25m (10'8") x 1.83m (6')

With a double glazed sash style multi-pane window to the front enjoying an outlook across a car park to the rear of The Town Hall, radiator and recessed wardrobe cupboard with sliding doors and hanging rail.



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### Shower Room

2.26m (7'5) x 1.83m (6')

With a wide shower tray, screen and tiled surrounds with thermostatically controlled shower unit, low level wc and pedestal wash basin with tiled courses over. Part tiled walls, extractor unit, multi pane double glazed sash style window and with a ladder type radiator.



### ON THE SECOND FLOOR:

#### Landing

With a door to:

#### Bedroom 3/Second Sitting Room/Studio

3.38m (11'1) x 3.38m (11'1) (13'4 maximum)

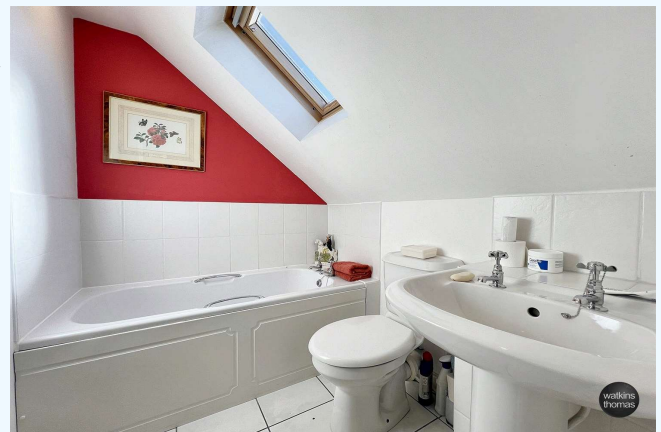
With a velux window having a southerly aspect enjoying the view to the tower of Hereford Cathedral, double glazed sash style multi-pane window to the front, run of book shelving, radiator, fitted storage cupboard at low level, further store cupboard with shelf and with a door to:



### Bathroom

1.96m (6'5) x 1.6m (5'3)

With velux type window and white suite comprising bath, low level wc and pedestal wash basin. Part tiled surrounds, tiled floor, ladder type radiator, extractor unit and sunken ceiling lights.





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### OUTSIDE:

At the rear of the property there is a courtyard garden area with a width of approximately 20' and an average depth of about 8'. The courtyard enjoys a southerly aspect and has high brick walls with evergreen trees growing up. There is a gateway in the rear fence providing a rear means of access. There is also an outside tap.

At the rear of the property there is an allocated car parking space (approximately 16'8 x 8'5).



### COUNCIL TAX BAND C

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

### 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).

15th April 2025

ID39548

## 86 East Street, Hereford, HR1 2LU

### 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	70 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.

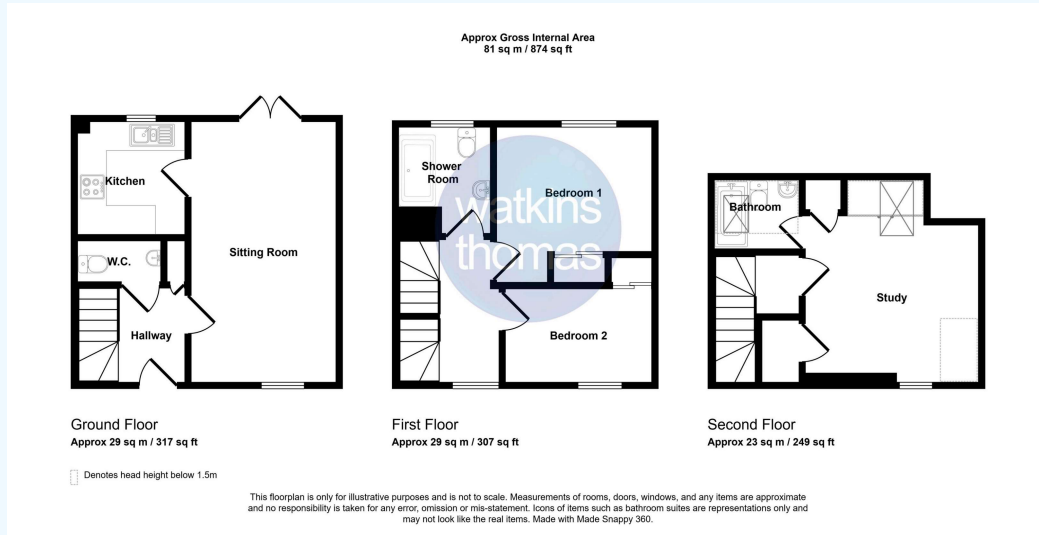
For properties in England and Wales:

- 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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