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33 St. Guthlac Street, Portfields, Hereford, HR1 2EY

'Situated close to Hereford City Centre in a highly sought after residential location a well presented, three bedroom, terraced family home with gas central heating, double glazing, off road parking, enclosed rear garden, downstairs cloakroom and conservatory'

£275,000.00 (Freehold)

Residential Sales and Lettings

33 St. Guthlac Street, Portfields, Hereford, HR1 2EY

LOCATION

The property is located close to Hereford City Centre in the sought after Portfields district. 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 family home, with the benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/breakfast room, conservatory, downstairs cloakroom, first floor landing with three bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With double glazed entrance door leading to the entrance hall.

Entrance Hall

With panelled radiator, wood effect flooring, stairs to the first floor, under-stairs storage cupboard with side aspect double glazed window, smoke alarm, doors to sitting room and kitchen.

Kitchen

4.5m (14'9) (maximum) x 3.3m (10'10)

With stainless steel sink and drainer unit, work surfaces, splash back, base units under with matching wall units, integrated electric double oven, integrated electric hob, larder cupboard, space for upright fridge freezer, inset spot lights, space for breakfast table, wood effect flooring and double glazed door to the conservatory.



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Sitting Room

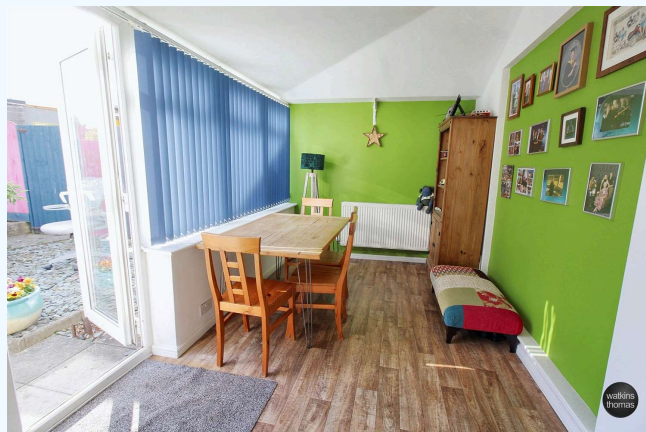
5.13m (16'10") x 3.61m (11'10")

With front aspect double glazed window, fire surround, panelled radiator and television point.

Conservatory

5.89m (19'4") x 2.36m (7'9")

Of upvc construction with rear aspect double glazed window, panelled radiator, plumbing and space for washing machine, space for tumble dryer, wall light, French doors to the garden and door to the cloakroom.



Cloakroom

With low flush wc, wash hand basin with tiled splash back, wall mounted gas central heating boiler, heated towel rail, tiled flooring and wall light.

ON THE FIRST FLOOR:

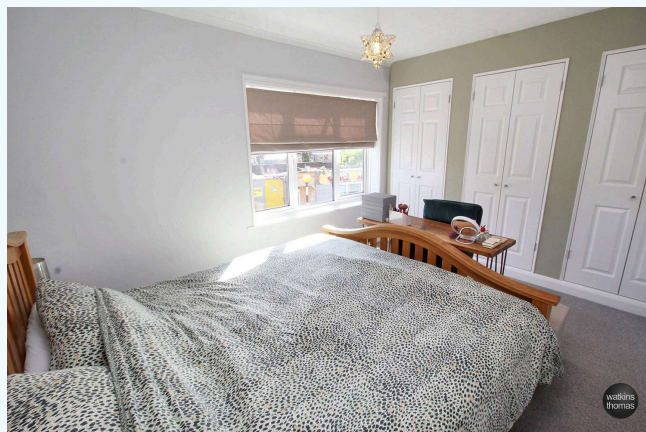
Landing

With front aspect double glazed window, panelled radiator, access hatch to loft space and doors to bedrooms and bathroom.

Bedroom 1

3.78m (12'5") (to the wardrobe) x 3.05m (10')

With rear aspect double glazed window, built-in wardrobes, panelled radiator and coved ceiling.



Bedroom 2

3.45m (11'4") x 2.44m (8')

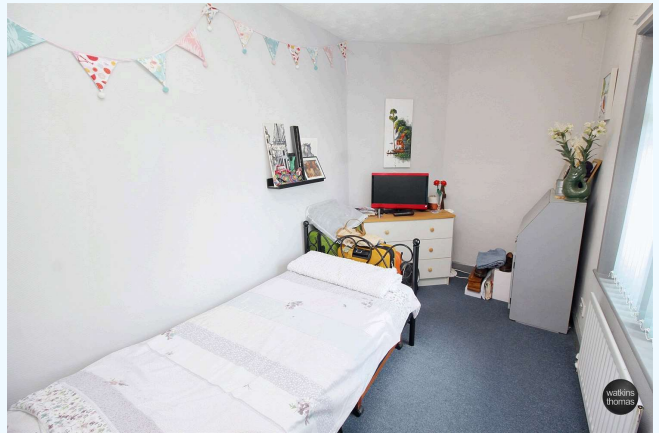
With rear aspect double glazed window, panelled radiator and coved ceiling.

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Bedroom 3

3.61m (11'10) (maximum) x 2.01m (6'7)

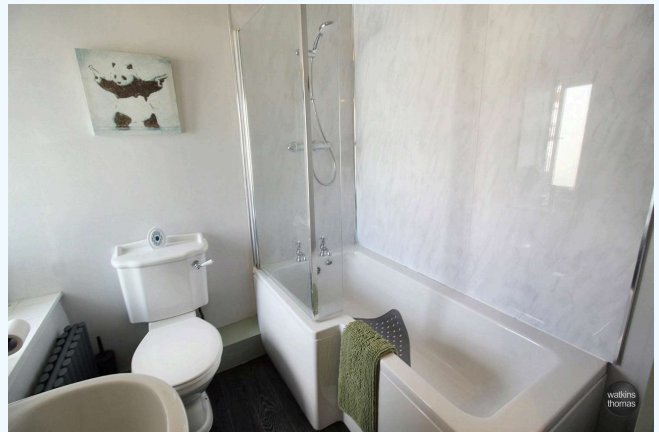
With front aspect double glazed window and panelled radiator.



Bathroom

1.83m (6'0) (plus recess) x 1.8m (5'11)

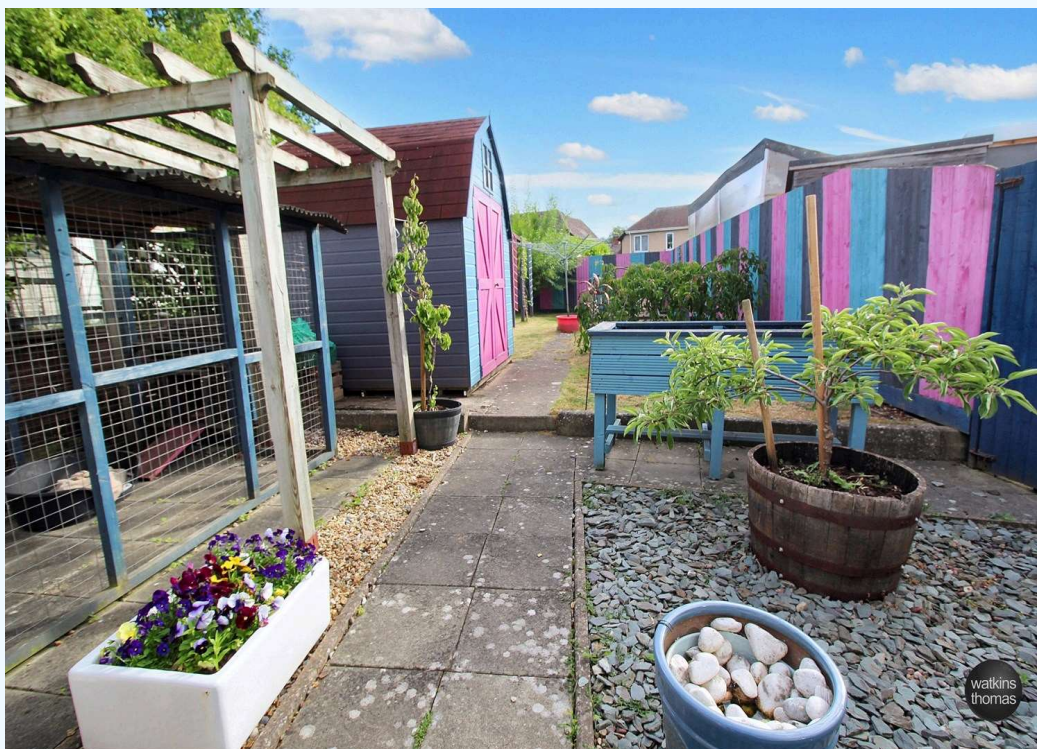
With front aspect double glazed window, suite comprising panel enclosed L-shaped bath, low flush wc, pedestal mounted wash hand basin, partially shower boarded surround and panelled radiator.



OUTSIDE:

To the front of the property is a gravel parking area giving access to the front door. To the immediate rear of the property is a patio and gravel area leading to the main garden which is laid to lawn. There is a further gravel seating area, useful storage shed and the garden is enclosed by fencing to provide a degree of privacy.

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Agents Note

Please note that this property has a right of way over a pathway of the neighbouring 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.

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. Take the right hand turning into St Guthlac Street where the property is located on the right hand side.

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.

30th May 2025

ID40686

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.

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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.

