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## 16 Coningsby Court, Coningsby Street, Hereford, HR1 2DF

*'A centrally located, three storey, inner terrace home, provided with central heating and double glazing. Parking and garage.'*

**£250,000 (Freehold)**

**Residential Sales and Lettings**

# 16 Coningsby Court, Coningsby Street, Hereford, HR1 2DF

## LOCATION

Coningsby Court is located off Coningsby Street close to central Hereford. Coningsby Street lies between Widemarsh Street and Canal Road and is close to Hereford's central shopping, leisure and recreational facilities, the hospital, bus and railway stations.

## DESCRIPTION

16 Coningsby Court comprises a three storey home which is centrally heated and double glazed. The property has recently been redecorated throughout and there are new carpets. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Porch

Having a door with double glazed upper panels to:

#### The Reception Hall

6.76m (22'2) x 1.73m (5'8) (maximum)

With a door with glazed upper panels at the rear and having doors to a store cupboard with radiator, an under-stair storage cupboard, the garage, study and the;

#### Cloakroom

1.47m (4'10) x .84m (2'9)

With low level wc and wash basin. Part tiled surrounds, extractor unit and radiator.

#### Study/Bedroom 3

3.15m (10'4) x 2.26m (7'5) (10' into recess)

With a half bay double glazed window to the front and radiator.

### ON THE FIRST FLOOR:

#### Landing

With return stairway to second floor, radiator and doors to the kitchen/breakfast room and:

#### The L-Shaped Living Room

4.88m (16'0) x 4.27m (14') (maximum)

With a half bay window to the front with double glazed units, further double glazed window, coved ceiling and two radiators.





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### The Kitchen/Breakfast Room

4.27m (14'0) x 2.44m (8') (10'10 maximum)

This room is again L-shaped in plan and has a double glazed window and a pair of double glazed French doors to a balcony. 1½ bowl sink unit with drainer and mixer tap, fitted base cupboards with working surface over and tiled surrounds together with eye level cabinets. Recess for appliances and recess with plumbing for washing machine, radiator and wall mounted gas fired boiler.



### The Balcony

4.45m (14'7) x 1.91m (6'3)

Overlooking balconies and communal trees.

### ON THE SECOND FLOOR:

#### Landing

With doors to:

#### Bedroom 1

4.27m (14'0) x 2.69m (8'10)

With a double glazed window to the front, radiator and wood laminate flooring.



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### Bedroom 2

4.27m (14'0) x 2.41m (7'11) (widening to 9'5)

With a double glazed window to the rear. Radiator. Access hatch to loft space.

### Bathroom

1.98m (6'6) x 1.68m (5'6)

With white suite comprising bath with shower attachments to taps, pedestal wash basin and low level wc. Tiled walls and radiator together with extractor unit.



### OUTSIDE:

At the front of the property, from Canal Road, there is a small stone yard area and at the rear there is vehicular access into Coningsby Court, off which the property has a driveway which runs to the INTEGRAL GARAGE (17' x 8') with up and over door and having a maximum ceiling height of approximately 7'10.

### 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 the most direct route from The Newmarket development to continue north, along Widemarsh Street, and take the right hand turn into Coningsby Street. Continue along Coningsby Street and just before reaching Monkmoor Street turn left into Coningsby Court.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA 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) or [www.onthemarket.co.uk](http://www.onthemarket.co.uk).

16th May 2025

ID15543

### 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.