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### 63 Harold Street, St James, Hereford, HR1 2QU

*'Located in the St James residential district, a sought after neighbourhood, which lies just to the east of the City Centre a well proportioned, two bedroom, end of terrace house which is provided with gas central heating. The accommodation would now benefit from a schedule of refitting and upgrading works.'*

**BEST OFFERS ARE INVITED BY MIDDAY (12NOON) ON FRIDAY 20TH JUNE 2025**

**£180,000 (Freehold)**

**Residential Sales and Lettings**

## 63 Harold Street, St James, Hereford, HR1 2QU

### LOCATION

Harold Street is located between Park Street and Green Street, within the St James residential district, a 'village within the City'. Nearby there is a church, corner shop, primary school, public house and other amenities including riverside walks. 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 an early Victorian inner terrace house which by comparison offers well proportioned rooms to those of its general era. To the front there is a living room and within the centre of the house there is a kitchen area and an historic grate has been retained. At the rear of the property there is a lobby with utility potential and a bathroom. There are two good bedrooms on the first floor. On the lower ground floor there is cellar space and to the rear there is a garden area.

### ON THE GROUND FLOOR:

#### Entrance Entrance Porch

1.35m (4'5) x .91m (3')

With quarry tile floor, mat well, window to side and door to:

#### Living Room

3.3m (10'10) x 3.66m (12') (13'9 maximum)

With a sash window to the front, two storage cupboards with original doors and pine shelves over, radiator and painted fire surround with cast iron inset and living flame gas fire. Tiled hearth and exposed floor boards which continue through to the:



#### Kitchen/Breakfast Room

3.43m (11'3) x 3.35m (11')

With a window to the rear and fitted wood block working surfaces with cupboards below and tiled surrounds. Built-in four ring hob, cooker and single drainer sink unit. Radiator and with a painted chimney breast with historic cast iron Taylors hob grate. Under-stair recess, door to cellar, stairs to first floor and opening to:



#### Lobby

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

With potential for utility area and having a door which opens to the rear and a continuation of tiles which continue through to the:

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### Bathroom

2.01m (6'7") x 1.73m (5'8")

With bath with twin headed shower unit over, low level wc and pedestal wash basin with mixer tap. Brick effect tiled surrounds and contemporary style radiator.



### ON THE FIRST FLOOR:

#### Landing

With access to loft space. Pine doors open to:

#### Bedroom 1

3.35m (11'0") x 4.37m (14'4") (15'7" maximum)

With a period fire surround and cast iron grate, sash window to the front, radiator and wardrobe cupboard.

#### Bedroom 2

3.35m (11'0") x 3.35m (11')

With a window to the rear, radiator and door to boiler cupboard with wall mounted gas fired boiler which provides central heating and domestic hot water.

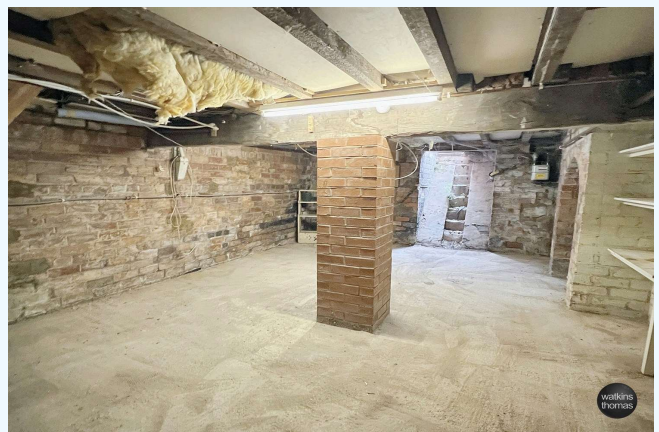


### ON THE LOWER GROUND FLOOR

#### Cellar

6.6m (21'8") x 4.11m (13'6")

With electric light, velux type window to the front and with a height of 5'9" to joists and minimum of 5' to a structural timber.



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### OUTSIDE:

Immediately to the rear of the property there is a courtyard area. The rear garden can be approached along a shared passageway beyond which there is a garden area in which there are numerous trees and shrubs.

### Agents Note

It is understood that the property has the benefit of a side pedestrian access and that at least two properties have a right of way across the rear of the subject property.

### COUNCIL TAX BAND B

Payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE


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](tel:01432272280) .

### DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and at the traffic lights turn right into Green Street. Continue along Green Street and at the shop turn left into Harold Street and Number 63 will be identified on the left hand side 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](tel:01432272280) . 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).

11th June 2025

ID40699

## 63 Harold Street, St James, Hereford, HR1 2QU

### 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 E. 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		84 B
69-80	C		
55-68	D		
39-54	E	53 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

## 63 Harold Street, St James, Hereford, HR1 2QU

### 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.

