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10 Park Street, St James, Hereford, HR1 2RB

Overlooking "The Meadows" at the rear, a sympathetically extended period semi detached house with feature gardens which offers centrally heated and double glazed accommodation to include a wonderful open plan living/kitchen room

£375,000 (Freehold)

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LOCATION

Park Street is located on the periphery of the St James' residential district and this particular property enjoys an enviable outlook over Bartonsham Meadows at the rear. There is easy access to riverside walks, The Cathedral, Castle Green and its environs and the City Centre. St James' is a community within the city and offers a church, primary school, corner shop and public houses with the area being sought for its general environment. 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

10 Park Street is a well proportioned semi detached home of the Victorian era which has a bespoke extension at the rear to take full advantage of the south facing landscaped garden. Through the property's refurbishment and enhancement materials of an environmentally considerate nature have been used. There are solar panels, a gas fired central heating system and new double glazed wooden sash windows of a traditional style. The accommodation in more detail comprises:

ON THE GROUND FLOOR:

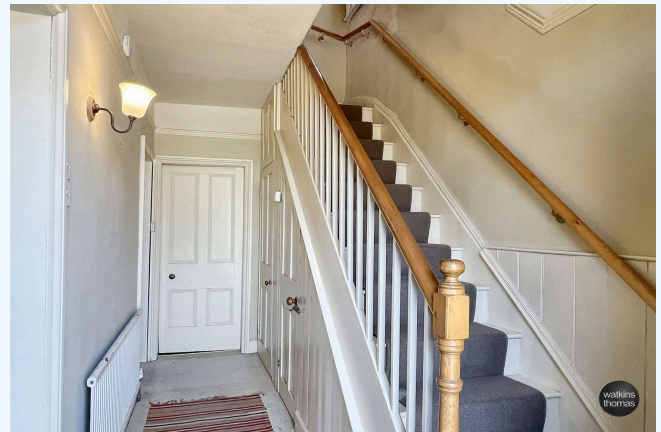
Shallow Decorative Porch

With four panel door to:

Reception Hall

4.39m (14'5) x 1.78m (5'10)

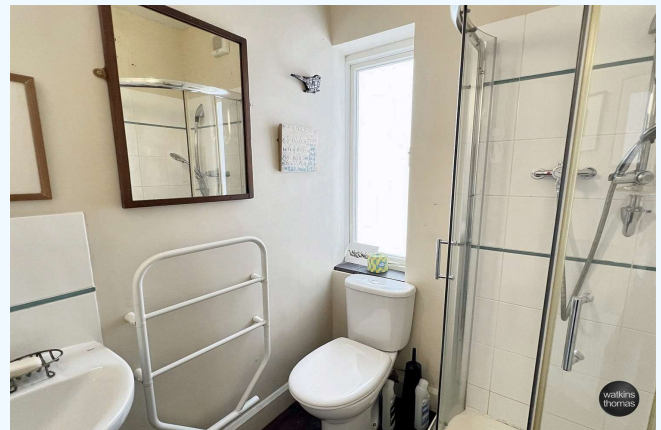
Having stairway with stripped hand rail and newel posts, picture rail, part timber clad wall, wall light point, radiator, door to cellar, wall mounted thermostat and doors to Cloaks Cupboard (3'3 x 2'2) with a secondary glazed window to the side and with doors to the sitting room, principal living accommodation and:



Shower/Cloakroom

1.91m (6'3) x 1.52m (5'0)

With corner shower cubicle with thermostatically controlled shower unit, tiled walls, curved screen doors, low level wc, pedestal wash basin with mixer tap and tiled courses over. Double glazed window to the side, part timber clad walls and radiator.



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Sitting Room

3.81m (12'6") x 3.38m (11'1")

With an 8'6" ceiling height and having new traditional double glazed sash windows to the front, window shutters, picture rail, floor to ceiling shelved cupboard, further base cupboard, contemporary style radiator, wood burning stove with brick inset and tiled hearth. Wall light points and built-in book shelving.



The Open Plan Living Accommodation

8.41m (27'7") x 5.44m (17'10") (maximum overall)

L-shaped in plan and in parts comprises

Dining Area

4.22m (13'10") x 3.43m (11'3")

With an 8'8" ceiling height and having picture rail, radiator, exposed wooden floor boards, tiled hearth and with wall light points and an 8'7" wide opening to the:



Living Kitchen Area

5.44m (17'10") x 4.01m (13'2")

With a maximum ceiling height of 9'3". This quite exceptional space has interesting contours to the ceiling which includes an apex into which double glazed windows have been built, a pair of double glazed French doors with adjacent windows and sills, a further window and a double glazed window which overlooks the southerly aspect rear garden. Through part there are exposed wooden floor boards, there is a light well and within the kitchen area there are base cupboard units with wooden working surfaces over and a 1½ bowl sink unit with drainer and mixer tap, recess for oven, shelving and plate racking. Two sets of ceiling lights and a door then opens to the:

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Utility Room

2.03m (6'8) x 1.4m (4'7)

With a double glazed traditional style window to the side, extractor unit and with a wall mounted gas fired boiler. Recess with plumbing for washing machine.

ON THE FIRST FLOOR:

Landing

With a new double glazed traditional style sash window to the side, picture rail and with doors to:

Bedroom 1

3.96m (13'0) x 3.3m (10'10)

With a double glazed traditional style sash window at the rear with the enviable view overlooking Bartonsham Meadows to Dinedor Hill in the distance, picture rail, contemporary style radiator and with a double wardrobe cupboard.

Bedroom 2

3.3m (10'10) x 3.3m (10'10)

With a new double glazed traditional style sash window to the front, contemporary style radiator, window blind and picture rail. Shelled cupboard.



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Bedroom 3

2.24m (7'4) x 2.13m (7')

With a new double glazed traditional style sash window to the front and radiator.

Bathroom

2.95m (9'8) x 2.21m (7'3)

With a sash style double glazed window at the rear enjoying the exceptional view. White suite comprising bath with thermostatically controlled shower unit and screen, pedestal wash basin and low level wc. Radiator, further electric radiator and door to cylinder cupboard.



ON THE LOWER GROUND FLOOR

Cellar Area

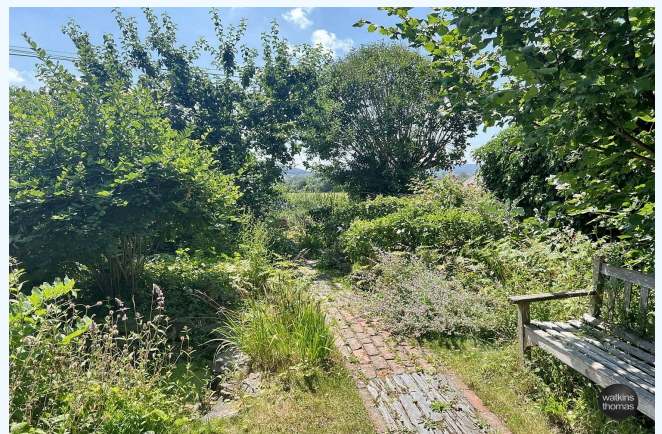
5.69m (18'8) x 7.44m (24'5)

With a ceiling height of about 5'10 and provided with electric light and power points.

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OUTSIDE:

At the rear of the residence there is a paved patio area and a pathway created in brick and vertical slate runs through a lawn area. There are deep planted borders featuring Wild Sweetpea, there is a wildlife pond, numerous fruit trees, a Hazel, low level apple and pear, raised vegetable beds and a further apple tree. Brick built potting shed and from the far end of the garden a panoramic outlook is enjoyed across Bartonsham Meadows to a bend in the River Wye in the distance with views to Canary Bridge with Haugh Woods and Fownhope in the distance, Marcle Ridge, Dinedor Hill and Aconbury Hill.



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COUNCIL TAX BAND C

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.

DIRECTIONAL NOTE

From central Hereford proceed east along St Owens Street and at the traffic lights turn right into Green Street. Continue towards the end of Green Street and then turn left into Park Street. Number 10 will be identified on the right 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. 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.

19th July 2025

ID40720

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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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	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.

