



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



11 Mill Street, St James, Hereford, HR1 2NX

'Situated in the popular residential location of St James a well presented, three bedroom, semi detached family home with two reception rooms, conservatory, downstairs cloakroom, off road parking and enclosed rear garden'

£375,000 (Freehold)

Residential Sales and Lettings

11 Mill Street, St James, Hereford, HR1 2NX

LOCATION

The property is located close to Hereford City Centre in the popular St James district. In the area are a range of amenities and 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 well presented, three bedroom, semi detached family home with the added benefit of gas central heating, double glazing (where specified), off road parking and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, dining room, kitchen, conservatory, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Recessed Entrance Porch`

With front aspect glazed panel door giving access to the entrance hall.

Entrance Hall

With front aspect glazed windows, panelled radiator, exposed floor boards, picture rail, stairs to the first floor, door to the cloakroom, sitting room and kitchen.

Cloakroom

With side aspect window, low flush wc, pedestal mounted wash hand basin with tiled splash backs, heated towel rail and tiled flooring.

Sitting Room

4.24m (13'11) (into bay) x 3.33m (10'11) (maximum)

With front aspect double glazed window, panelled radiator, living flame gas fire with decorative surround and picture rail.

Dining Room

4.04m (13'3) x 2.97m (9'9) (maximum)

With rear aspect glazed door giving access to the conservatory, picture rail, panelled radiator and storage cupboard with glass display unit above.



Kitchen

5.74m (18'10) x 2.34m (7'8)

With rear aspect double glazed window and two side aspect double glazed windows. A range of units comprising 1½ bowl stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for upright fridge freezer, plumbing and space for washing machine, heated towel rail, tiled flooring, wall mounted gas central heating boiler and side aspect double glazed upvc door giving access to the garden.

11 Mill Street, St James, Hereford, HR1 2NX

Conservatory

2.77m (9'1) x 2.57m (8'5)

Of upvc construction with vinyl flooring, double glazed windows to the rear and French doors opening to the rear garden.



ON THE FIRST FLOOR:

Landing

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

Bedroom 1

4.37m (14'4) (maximum into bay) x 2.69m (8'10) (to the wardrobes)

With front aspect double glazed window, panelled radiator and a range of built-in wardrobes.

Bedroom 2

4.06m (13'4) x 2.97m (9'9) (maximum)

With rear aspect double glazed window, picture rail, a range of built-in wardrobes and panelled radiator.



Bedroom 3

3.05m (10'0) x 2.34m (7'8)

With rear aspect double glazed window, picture rail and panelled radiator.

11 Mill Street, St James, Hereford, HR1 2NX

Shower Room

With front aspect double glazed window. Shower cubicle with shower boarding and thermostatically controlled shower, low flush wc, vanity wash hand basin, partially tiled wall surround, panelled radiator and tiled flooring.



OUTSIDE:

To the front of the property is a block paved parking area giving access to the front door, a gate gives access to the side of the property where there is a covered storage area which in turn gives access to the rear garden. To the rear of the property is a patio with steps leading to the main garden which is laid to lawn with various shrub borders. To the rear of the garden is a further patio and seating area with pergola. The garden is enclosed by fencing and walling to provide a degree of privacy.



COUNCIL TAX BAND C

Payable to Hereford 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

Proceed out of Hereford along St Owen Street turning right onto Cantilupe Street. Follow the road through into Mill Street where the property is located on the left hand side.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

11 Mill Street, St James, Hereford, HR1 2NX

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.guildproperty.co.uk or www.onthemarket.com.

14th July 2025

ID28429

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.

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.