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25 Park Street, St James, Hereford, HR1 2RD

'Located within the highly favoured and well served St James residential district, a community within the city, just east of central Hereford, an appealing red brick end of terrace home with two reception rooms, two bedrooms and excellent cellar area.'

£230,000 (Freehold)

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LOCATION

Park Street lies in the St James district which offers a distinct community feel and is within a level walk of Hereford City centre. The River Wye with its adjacent fields, The Castle Green and The Cathedral are also within easy reach. In the St James area there is a Church, corner shop, primary school and public house. 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

25 Park Street is a period end of terrace home which has stripped wooden floorboards in the two reception rooms, there are sash windows and the galley kitchen is well appointed. On the first floor there are two double bedrooms and on the lower ground floor there is a useful cellar room. The property is presented in good order through out, it has the benefit of a gas fired central heating system and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

1.27m (4'2) x .81m (2'8)

With a quarry tiled floor and door to:

The Sitting Room

3.07m (10'1) x 3.48m (11'5) (14' including stairway)

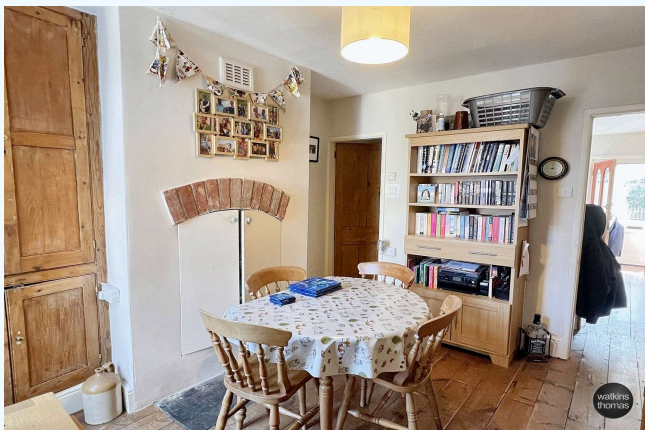
Having sash window to the front with corner coloured glass lights, Yeoman wood burning stove with hearth, low level cupboards with stripped doors, book shelving, exposed floor boards, stairs to the first floor and with a door to:



Dining Room

3.33m (10'11) x 3.05m (10')

With a multi panel glazed door to the rear, stripped floor to ceiling cupboards, former fireplace with exposed brick arch and shelving, wall mounted thermostat, radiator, exposed wooden floor boards and with an opening to:



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The Kitchen

4.47m (14'8) x 1.55m (5'1)

With a double glazed window to the side, 1½ bowl sink unit with adjacent wood block working surface and cupboards below, brick effect tiled courses over and eye level cabinets. Sunken ceiling lights, radiator, ceramic floor tiles and with a recess with plumbing for washing machine. Door to:



The Bathroom

2.13m (7'0) x 1.96m (6'5)

With suite comprising bath with thermostatically controlled shower unit over, vanity wash basin with cupboards below, mixer tap and low level wc. Extractor unit, double glazed window, tiled floor, part tiled walls and ladder type radiator.



ON THE FIRST FLOOR:

Landing

With doors to:

Bedroom 1

3.45m (11'4) x 3.12m (10'3)

With a single glazed sash window to the front enjoying an outlook between houses to Dinedor Hill in the distance. Radiator.



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Bedroom 2

3.25m (10'8) x 3.07m (10'1)

With a sash window to the rear, radiator, shelved over-stair recess and boiler cupboard with wall mounted gas fired boiler providing central heating and domestic hot water with cupboard over. Access hatch to loft space.

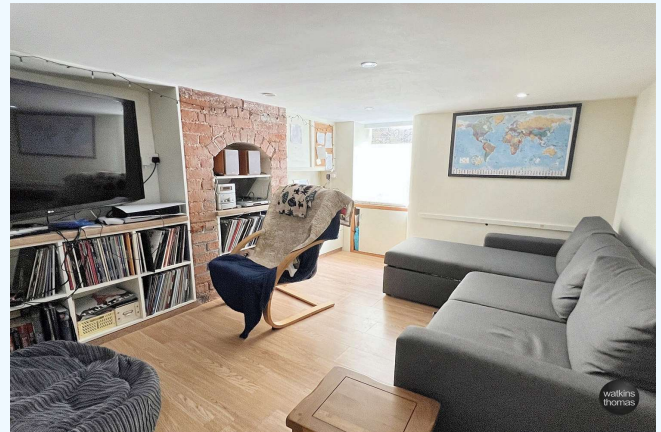


ON THE LOWER GROUND FLOOR:

Cellar/Store

3.81m (12'6) x 3m (9'10)

With a ceiling height of around 5'11 and having sunken ceiling lights, velux sky light to the front, wood laminate flooring, radiator, built-in cupboard units, shelving and exposed brick arch.



OUTSIDE:

At the front of the property there is a shallow yard area behind a low brick wall with arched stones over. At the rear there is a lean-to store beyond which a paving stone pathway runs along the rear garden and has a stone border to one side and lawn to the other. At the far end of the garden there is a SUMMER HOUSE/GARDEN ROOM (7'3 X 9'7) with door and power point window to the front. Outside tap.



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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 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 25 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

3rd July 2025

ID40993

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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 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	57 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.

