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18 Harold Street, St James, Hereford, HR1 2QU

'Set just to the east of the City Centre in the ever popular St James' residential district an extended 1950's house which has been extensively refurbished and is now provided with central heating, double glazing and has the benefit of parking at the front and private south facing garden to the rear'

£390,000 (Freehold)

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LOCATION

Harold Street is located centrally within the St James' residential district a 'village within the city' and which is convenient to the city's shopping, leisure and recreational facilities. Hereford also has both bus and railway stations. In the immediate vicinity there is a public house and local shop, a primary school and church. Within easy reach are Bartonsham Meadows and the environs of the Cathedral, Castle Green and River Wye all favoured for their respective amenity values.

DESCRIPTION

18 Harold Street is a semi detached home which has the benefit of a two storey extension at the side. The property has been the subject of a schedule of refitting and upgrading works and now offers hall, with cupboard off, an open plan living kitchen, a further reception room/bedroom on the ground floor with shower room off and on the first floor there are four bedrooms, one of which has an en-suite together with a bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

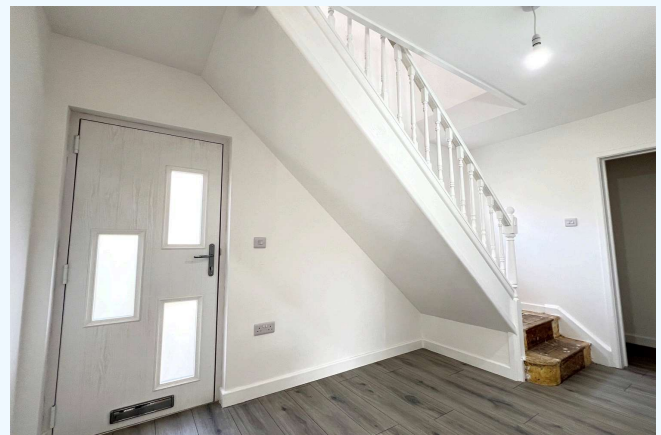
Entrance Porch

With composite door with three double glazed panels to:

Reception Hall

3.73m (12'3) x 1.96m (6'5)

With stairway off with feature porthole circular light, radiator, wood grain effect flooring, oak door to the living room and door to WALK-IN CLOAKS CUPBOARD (6'5 x 2'6). vent and wood grain effect flooring.



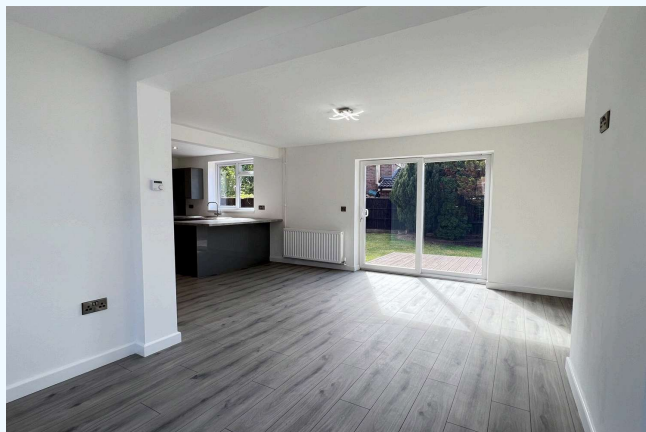
The Open Plan Kitchen/Living Room

7.98m (26'2) x 5.36m (17'7) (maximum)

With double glazed window to the front, radiator, wood grain effect flooring, double glazed sliding patio door opening to and overlooking the rear garden, further radiator and a with high gloss soft close base cupboard and drawer units with working surface over and eye level cabinets. Single drainer sink unit with mixer tap, instant hot water dispenser below with de-scaler, recess for appliances, recess for upright fridge freezer and built-in four ring induction hob with hood over and oven below. Continuation of the wood grain effect flooring and having sunken ceiling lights. Oak door to bedroom 5/snug.



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Bedroom 5/Snug

3.25m (10'8) x 3.23m (10'7)

With a double glazed window to the side and a pair of double glazed French doors opening to and overlooking the rear garden, radiator and a continuation of the wood grain flooring. Door to:



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The En-Suite Shower Room

2.26m (7'5) x 1.83m (6')

With shower cubicle having thermostatically controlled twin shower heads and shower boarding to walls, vanity wash basin with mixer tap and cupboard below together with low level wc. Double glazed window, ladder type radiator, wood grain effect flooring and with an opening to a BOILER RECESS (5'4 x 2'3) with a wall mounted gas fired boiler which provides central heating and domestic hot water.



ON THE FIRST FLOOR:

Landing

With a double glazed window to the front, radiator, access hatch to loft space, store cupboard and with doors to:

Bedroom 1

4.29m (14'1) x 2.77m (9'1)

With a double glazed window to the rear, double wardrobe cupboard with cabinets over, single wardrobe cupboard with hanging rail and radiator.



Bedroom 2

3.28m (10'9) x 2.9m (9'6)

With a double glazed window to the side, radiator and with a door to:

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En-Suite Shower Room

3.23m (10'7) x .91m (3'0)

With a shower cubicle having thermostatically controlled shower unit and shower boarding to walls with twin shower head, extractor unit, wash basin with cupboard below and mixer tap together with low level wc. Ladder type radiator and double glazed window.

Bedroom 3

2.9m (9'6) x 2.44m (8')

With a double glazed window to the rear, radiator and door to a recessed cupboard.

Bedroom 4

3m (9'10) x 2.49m (8'2)

With a double glazed window to the front, radiator and door to store cupboard.



Bathroom

1.91m (6'3) x 1.7m (5'7)

With part shower boarded walls and bath with thermostatically controlled twin headed shower unit over, mixer tap and shower screen, vanity wash basin with cupboards below and mixer tap together with low level wc. Ladder type radiator, internal lights to mirror fronted cabinet, shelves and two shaving points. Sunken ceiling lights.



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OUTSIDE:

The property has the benefit of a wide stone driveway which is long. The driveway is flanked by brick edging and a pathway runs to the front door which is again brick edged. The front garden area is lawned and has two shaped shrubs behind a low brick wall. Access to the rear can be achieved at the side of the property. At the side of the property there is a pair of wooden gates which open to a path and a ramp provides a means of access to the rear doors of the snug/ground floor bedroom. The rear garden is approximately 52' wide by approximately 25' deep and enjoys a southerly aspect. The rear garden area is principally lawns, has specimen shrubs and a mature tree and is extensively enclosed by close-board fencing. There is also an outside tap.



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](tel:01432272280) .

DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and at the traffic lights bear right into Green Street. Continue along Green Street and then turn left into Harold Street where Number 18 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](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.

15th September 2025

ID41208

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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 C. 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	74 C	78 C
55-68	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.

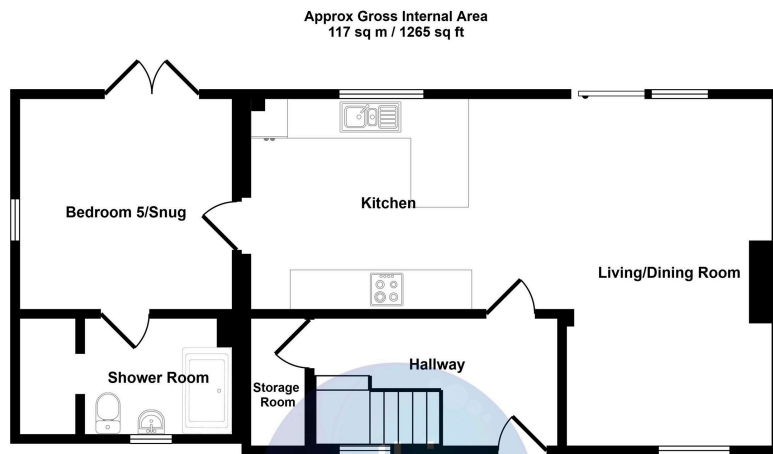
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

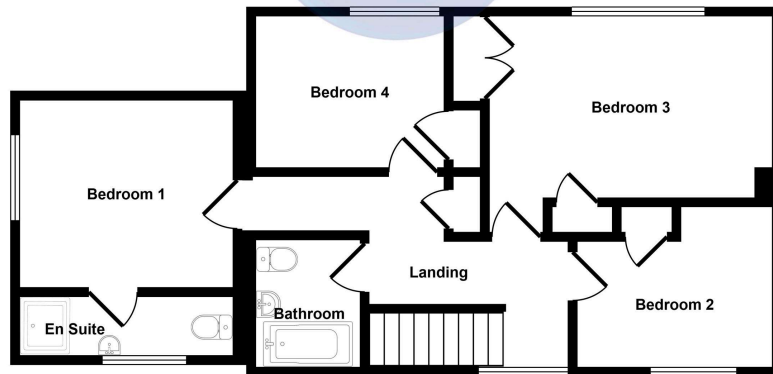
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FLOOR PLAN

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.



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.