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

'Overlooking Riverside Meadows to the rear and located on the edge of St James, a two bedroom, mid Victorian semi detached house which offers centrally heated and double glazed accommodation together with cellar area and good sized rear gardens with side access'

£250,000 (Freehold)

Residential Sales and Lettings

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

LOCATION

Park Street is located on the edge of the popular St James residential district which lies just to the east of the City Centre. The locality is seen as 'a village within the City' and offers a range of amenities including church, primary school, corner shop and public houses. Riverside walks are easily accessible as is the City Centre, The River Wye and the environs of The Cathedral. 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

56 Park Street is a semi detached house which was built in the 1860's and offers centrally heated and double glazed accommodation to include hall, a sitting room, kitchen/dining room and rear lobby together with shower room on the ground floor together with two bedrooms and a bathroom on the first floor. The property has a cellar and rear gardens from which views are enjoyed across River Meadows to rising tree lined countryside in the distance. The house would benefit from some refitting and upgrading and currently comprises:

ON THE GROUND FLOOR:

Entrance Hall

4.22m (13'10") x .99m (3'3")

Approached through the front door with light over and having an arch, radiator, exposed floor boards, wall mounted thermostat, stairway off and with doors to the kitchen/dining room and door to:

The Sitting Room

3.33m (10'11") x 3.25m (10'8")

With a double glazed window to the front, radiator and cast iron fire surround.



The Kitchen/Dining Room

4.34m (14'3") x 3.38m (11'1")

With a double glazed window overlooking the rear garden to River Meadows. 1½ bowl sink unit with drainer and mixer tap, fitted cupboards with working surface over and eye level cabinets, utility recesses, upright radiator and feature brick fire surround with arch over. Door to lower ground floor and door to:



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Potential Utility Room/Lobby

2.51m (8'3) x 1.88m (6'2)

With a single glazed door and window to yard and a sliding door to:



The Shower Room

2.08m (6'10) x 1.32m (4'4)

With shower cubicle having electric shower unit, wash basin and low level wc. Wall mounted gas fired boiler providing central heating and domestic hot water.

ON THE FIRST FLOOR:

Landing

With access hatch to loft space and with doors to bedroom 2 and:

Bedroom 1

4.32m (14'2) x 3.35m (11')

With a double glazed window to the front. Picture rail and radiator.



Bedroom 2

4.32m (14'2) x 3.43m (11'3)

With a double glazed window enjoying the view to the rear across River Meadows with rising countryside in the distance. Radiator, step to an over-stairs storage area, cupboard and door to:



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The Bathroom

2.49m (8'2) x 1.85m (6'1)

With a double glazed window enjoying the view across gardens and River Meadows to tree lined countryside in the distance. White suite comprising bath, pedestal wash basin and low level wc. Radiator.



ON THE LOWER GROUND FLOOR

Cellar Area

4.17m (13'8) x 4.42m (14'6)

With a ceiling height of around 5'9. Steps and a hatch to the front.



OUTSIDE:

A gate at the side of the property opens to a pathway which runs to a concrete sun terrace/patio area and brick steps run through an area of lawn to a flower garden. The lawn then continues to the far end of the garden. The gardens enjoy the fine southerly aspect and a view is enjoyed across River Meadows to rising tree lined countryside in the far distance.



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Agents Note

Number 54 Park Street, the adjoining property, has the right of way along the side passageway and across the rear of the subject property.

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 part way along St Owen Street and at the traffic lights turn right into Green Street. Continue along Green Street and take the left hand turn into Park Street where Number 56 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.

28th October 2025

ID41788

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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		81 B
69-80	C		
55-68	D	55 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

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.