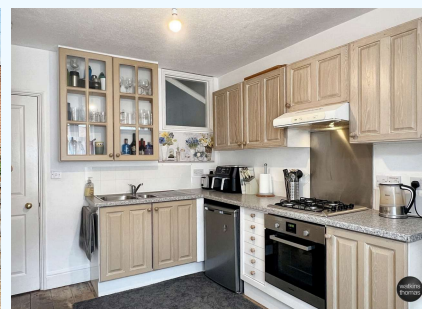




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57 Park Street, St James, Hereford, HR1 2RD

Located in Park Street within St James, a popular residential destination just to the east of the city centre, a three storey period home (with cellar) offering three bedroom accommodation with gas central heating and double glazed windows. Long rear garden.

£250,000 (Freehold)

Residential Sales and Lettings

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

LOCATION

Park Street is situated on the edge of the St James residential district which is highly sought and considered to be a 'village within the city'. St James lies just to the east of the city centre and is served by a range of amenities including a Church, primary school, corner shop and public house. Riverside walks are available nearby as is the city centre. Hereford as a whole offering a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

57 Park Street is an end of terrace, three storey period house which has been the subject of a schedule of refitting and upgrading works which have resulted in the provision of a most comfortable home. The house is centrally heated and double glazed, it has some exposed floor boards and the accommodation is uniquely arranged in that it is approached through the kitchen/breakfast room, which has a bay to the front and at the rear there is a living room with utility and cloak room off a rear lobby. The first floor accommodation currently comprises two bedrooms, one of which could be a further living room and on the second floor there is a further double bedroom and bathroom. On the lower ground floor there is a cellar area and at the rear there is a long garden with store/potting shed. In more detail the accommodation currently comprises;

ON THE GROUND FLOOR:

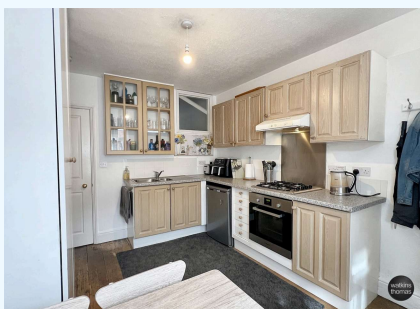
Entrance Porch

With a feature original four panel front door to;

Kitchen/Breakfast Room

2.95m (9'8) x 3.45m (11'4) (13'6 into bay)

With a double glazed bay window to the front and fitted with base cupboard and drawer units with working surface over, tiled course above and high level cabinets together with a double glass fronted cabinet. One and a half bowl sink unit with a drainer and mixer tap. Recess for fridge. Built in oven with four ring gas hob over. Stainless steel splashback and cooker hood above. Floor to ceiling double storage cupboard, radiator and having exposed floor boards. Door to;



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Inner Hall

L shaped in plan and with stairway off to first floor, door to lower ground floor. Radiator and exposed floor boards.

Lounge

2.95m (9'8) x 2.79m (9'2)

With a double glazed sash style window overlooking the rear garden, radiator and with exposed floor boards. Glazed panel door to;



Utility Room

1.96m (6'5) x 1.65m (5'5)

With a double glazed window to the side, door to outside, radiator, velux roof light and with a wall cupboard in which is housed the gas fired boiler which provides central heating and domestic hot water. With a single drainer sink unit with cupboards below and recess with plumbing for dishwasher. Door to;

Separate WC

With low level dual flush WC. Radiator, double glazed window and door to a deep shelved storage cupboard.

ON THE FIRST FLOOR:

Landing

With return stairway off to the second floor and with doors to;

Bedroom 1

3.51m (11'6) x 2.95m (9'8)

With two double glazed windows to the front. Original fire recess with exposed brickwork. Radiator.

Bedroom 2

2.95m (9'8) x 2.84m (9'4)

With a sash style double glazed window to the rear. Radiator.



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ON THE SECOND FLOOR:

Landing

With a velux roof light and steps up to the third floor and with doors to the bathroom and;

Bedroom 3

2.92m (9'7) x 2.9m (9'6)

With a double glazed window to the front, radiator and high level over stair store cupboard.

Bathroom

2.92m (9'7) x 2.36m (7'9)

With white suite comprising bath with electric shower and screen over, pedestal wash basin and low level WC. Double glazed window, radiator, exposed wooden floor boards and with a double and a single low level store cupboard.



ON THE THIRD FLOOR:

1.91m (6'3) x 1.85m (6'1)

With a storage platform approached over a stair with a velux roof light.

ON THE LOWER GROUND FLOOR:

Cellar

4.34m (14'3) x 2.97m (9'9)

With a ceiling height of approximately 6'3 and with a potential access area at the front, brick floor and having electric light and power points.

OUTSIDE:

At the front of the property there is a yard area and at the rear there is a good sized garden area which is extensively lawned, has an ornamental tree, planted border and there is a garden store. At the far end of the garden there is a paving stone and slate border and a potting shed which is approximately 9'7 by 8'8.



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COUNCIL TAX BAND B

Payable to Herefordshire Council

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 along St Owen 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 where the subject property 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. 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.

4th October 2025

ID41649

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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 E. 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		
39-54	E	45 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.