



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



42 Catherine Street, Hereford, HR1 2DU

'Centrally located between Widemarsh Street and Monkmoor Street, off Commercial Road, a mature two bedroom end of terrace home with gas central heating'

£150,000 (Freehold)

42 Catherine Street, Hereford, HR1 2DU

LOCATION

Catherine Street is located close to Commercial Road, in central Hereford and close to its range of shopping, leisure and recreational facilities. Close-by is the bus stations, railway station and the hospital.

DESCRIPTION

42 Catherine Street is a mature end of terrace home which offers a living room, kitchen and two bedrooms with a bathroom on the first floor. At the rear there is a yard area and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Living Room

3.66m (12'0) x 3.35m (11')

With a pair of sash windows to the front, wall light points, ornate painted fire surround with over mantel and cast iron grate with tiled panels and hearth. Radiator. Stairway off, door to under stair store cupboards and with a door to;

Kitchen/Breakfast Area

2.97m (9'9) x 2.59m (8'6)

With a single drainer sink unit, fitted base cupboards with working surface over, eye level cabinets, radiator and wall mounted gas fired boiler. Double glazed window to the rear, door to rear yard and with doors to an airing cupboard with insulated hot water cylinder and door to larder cupboard with fitted shelves.



ON THE FIRST FLOOR:

Landing

With door to;

Bedroom 1

3.35m (11'0) x 2.79m (9'2)

With sash windows to the front, recess, painted cast iron fire surround, radiator and a pair of doors to a wardrobe cupboard with hanging rail with cabinets over.

Bedroom 2

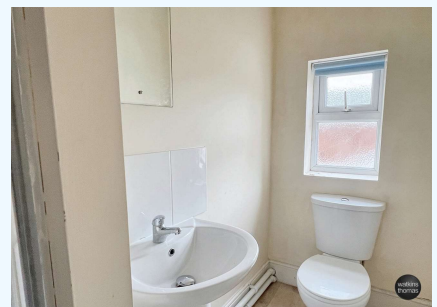
2.9m (9'6) (maximum) x 2.64m (8'8)

With sash window to the rear, cast iron fire surround and radiator.

Shower Room

2.51m (8'3) x 1.17m (3'10)

With shower cubicle with electric shower unit, pedestal wash basin and low level WC. Double glazed window and radiator.



OUTSIDE:

At the rear of the property, there is a private yard area (approximately 9'5 x 15') which is part enclosed by a brick wall. It is understood that the property has the benefit of a rear pedestrian right of access.

42 Catherine Street, Hereford, HR1 2DU

COUNCIL TAX BAND B

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

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 the most direct route on foot is to proceed along Commercial Road and turn left into Monkmoor Street. After a short distance Catherine Street will be found on the left hand side and Number 42 is denoted 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.

14th November 2025

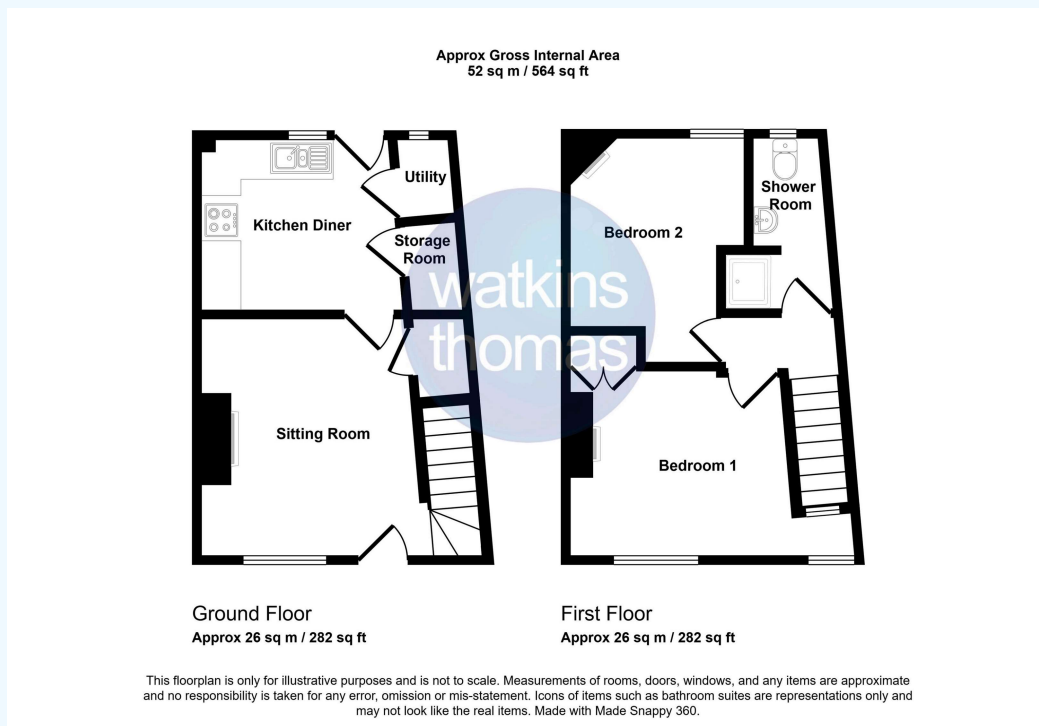
ID41707

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.



42 Catherine Street, Hereford, HR1 2DU

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.