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

Situated to the north east of Hereford city in the popular St James district, a three bedroom mid terraced home with gas central heating, double glazing, cellar area, partially converted loft conversion and enclosed rear garden.

£250,000 (Freehold)

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LOCATION

Park Street is located on the edge of the popular St James residential district, which lies just to the east of the city of Hereford. 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 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

The subject property is a mid terraced home with the added benefit of gas central heating, double glazing and enclosed rear garden. The accommodation comprises entrance hall, sitting room, dining room, kitchen, cellar, first floor landing with access to three bedrooms and bathroom and loft room which is partially converted to regulations. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Glazed panel entrance door leads to the;

Entrance Hall

With smoke alarm, exposed floorboards, arch to the sitting room and door to the dining room.

Sitting Room

4.01m (13'2") x 2.77m (9'1") (maximum)

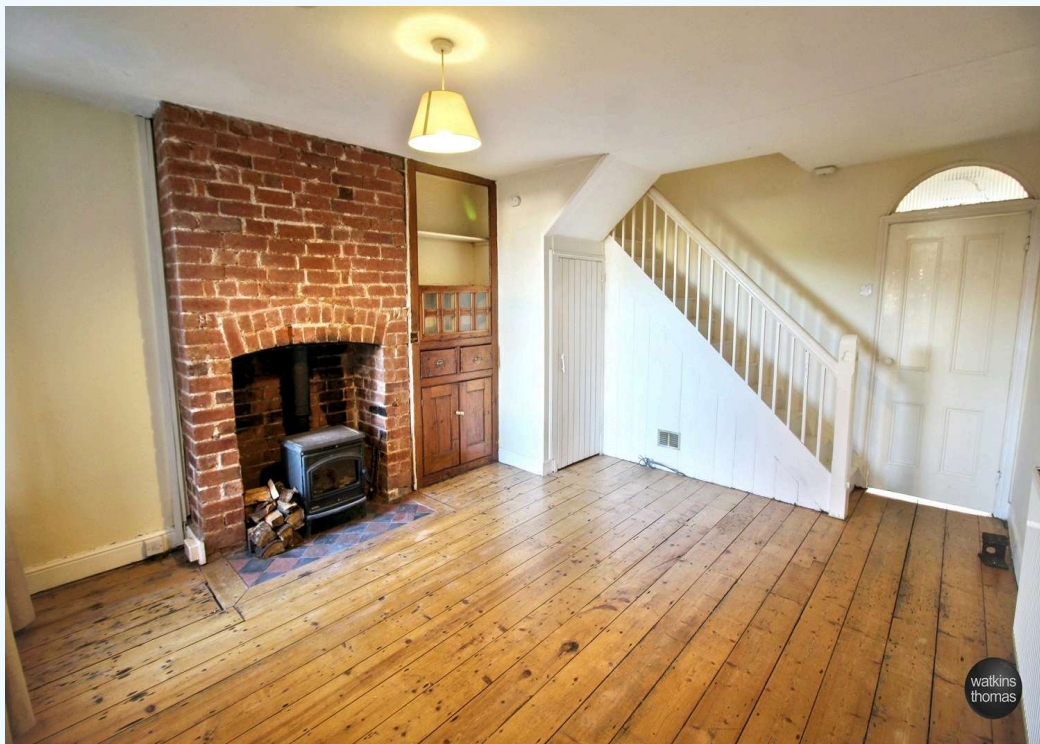
With front aspect double glazed window, exposed floorboards, panelled radiator, smoke alarm, decorative fire surround and TV point.



Dining Room

5.11m (16'9") (maximum including the stairs) x 3.96m (13') (maximum)

With rear aspect double glazed window, exposed floorboards, panelled radiator, wood burning stove, smoke alarm, stairs to the first floor, storage cupboard with door to the cellar and access to the;



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Kitchen

Separated into two parts. The first part measures 12' 5 (maximum) by 7' 6 (maximum) and the rear section measures 4' 7 by 2' 8. With rear and side aspect double glazed windows, a range of units comprising stainless steel one and a half bowl mixer unit with base units under, matching wall units, space for cooker, cooker hood over and side aspect double glazed door to the rear garden.



Cellar

5.69m (18'8) (maximum) x 3.76m (12'4) (maximum)
With light and ceiling height of 5' 8.

ON THE FIRST FLOOR:

Landing

With panelled radiator, smoke alarm, doors to bedrooms, bathroom and stairs to partially converted loft space.

Bedroom 1

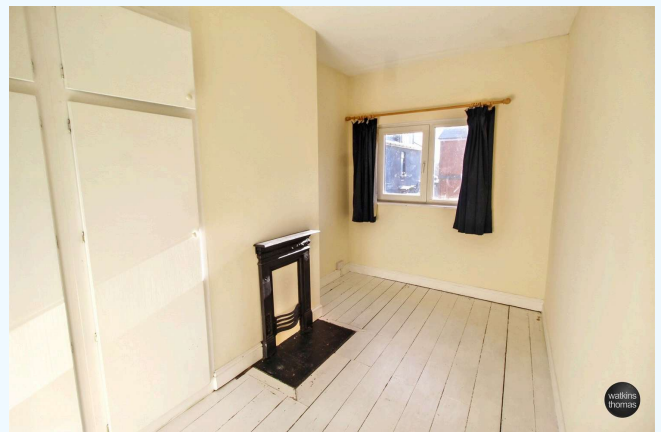
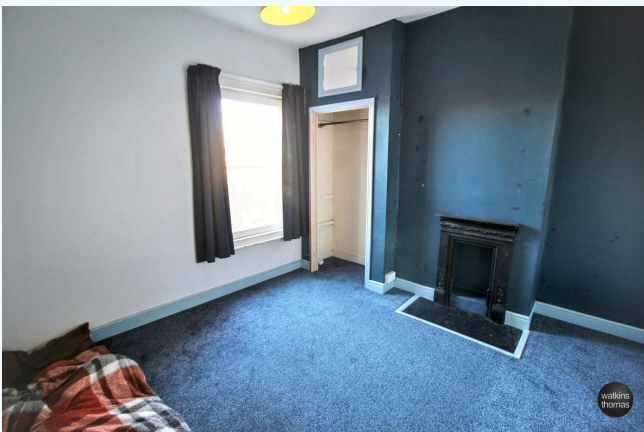
3.48m (11'5) x 3.45m (11'4) (maximum)

With rear aspect double glazed window, decorative fire surround, panelled radiator and built in wardrobe with hanging rail.

Bedroom 2

4.01m (13'2) x 2.31m (7'7) (maximum)

With front aspect double glazed window, decorative fire surround, built in wardrobe, panelled radiator and exposed floorboards.



Bedroom 3

2.9m (9'6) x 1.98m (6'6)

With front aspect double glazed window, panelled radiator and exposed floorboards.

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Bathroom

2.74m (9') x 2.31m (7'7)

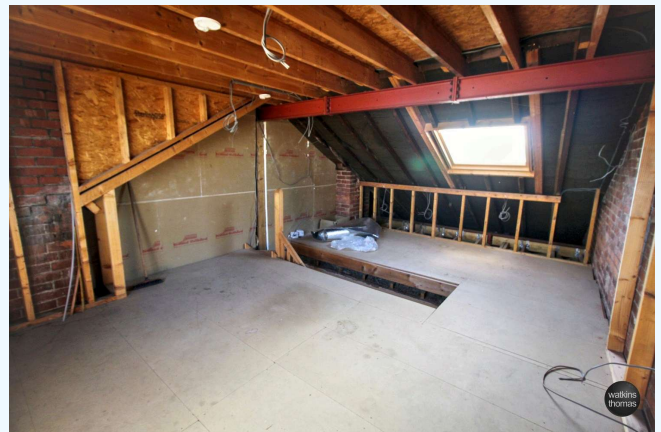
With rear aspect double glazed window with suite comprising panel enclosed bath, pedestal mounted wash hand basin, low flush WC, panelled radiator, exposed floorboards and wall mounted gas central heating boiler.



Loft Room (done to regulations)

4.5m (14'9) x 6.12m (20'1)

The room is partially converted to building regulations with rear aspect double glazed dormer window and front aspect skylight with stairs leading from the first floor landing.



OUTSIDE:

To the front of the property is a courtyard area with path leading to the front door. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. The garden has two useful storage sheds and is enclosed by fencing to provide a degree of privacy.



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COUNCIL TAX BAND B

Made 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, 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 the property is located on the left hand side as indicated by the 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.

ID / Date

ID41903

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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 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	73 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.

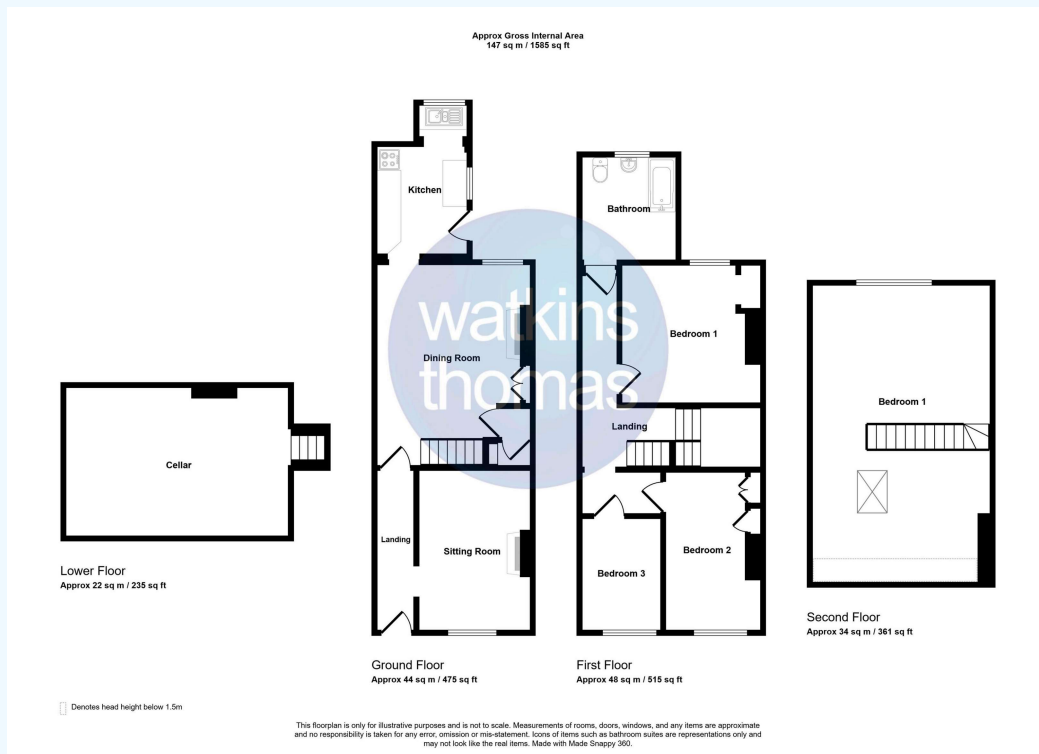
For properties in England and Wales:

- 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.



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