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26 Portland Street, Moorfields, Hereford, HR4 9JE

Near to the city's central facilities and amenities, a Victorian inner terrace home which has its own driveway. The property offers two double bedrooms and is centrally heated, double glazed and has a large cellar.

£225,000 (Freehold)

Residential Sales

26 Portland Street, Moorfields, Hereford, HR4 9JE

LOCATION

Portland Street is located in the Moorfields district, which is set within easy walking distance of Hereford city centre and its range of shopping, leisure and recreational facilities, educational establishments and bus and railway stations.

DESCRIPTION

The subject property is an inner terrace home which has a gas fired central heating system and double glazed windows. Unusually in a central locality, the property has the benefit of a driveway which offers off road parking facilities. The accommodation includes two principal reception rooms, a kitchen and bathroom on the ground floor with two double bedrooms on the first floor. The property also has a generous high cellar area. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch

1.52m (5') x .94m (3'1)

With glazed upper elevations and approached through a part glazed door with feature front door to;

Living Room

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

With a double glazed window to the front, coved ceiling, exposed wooden floorboards and radiator. Door to;

Dining Room

4.57m (15') x 3.61m (11'10)

With stairway off, coved ceiling, painted timber fire surround with tiled inset and hearth, wood laminate flooring, hatch to cellar and opening to;



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Kitchen

3.51m (11'6) x 2.44m (8')

A feature addition to the property with high ceiling and two velux roof lights and having base cupboards and drawer units with wood block working surfaces over, wooden upstands and eye level cabinets including a glass fronted unit. Recess with plumbing for washing machine, oven with four ring gas hob over and single drainer stainless steel sink unit. Cooker hood, wall light points, radiator, ceramic floor tiles, door to rear and door to;



Bathroom

2.51m (8'3) x 1.6m (5'3)

With white suite comprising corner bath, vanity wash basin with cupboards below and a low level WC. Over the bath there is a thermostatically controlled shower unit and there is also a wall mounted gas fired boiler which provides central heating and domestic hot water. Ceramic floor tiles, double glazed window and ladder type radiator.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space and with original doors to;

Bedroom 1

3.35m (11') x 3.23m (10'7) (12' maximum)

With a double glazed window to the front, radiator, built in double wardrobe cupboard with hanging rail and over stair cupboard with hanging rail.

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Bedroom 2

3.71m (12'2) x 3.2m (10'6)

With a double glazed window to the rear, radiator and having two double wardrobe cupboards with hanging rail. Radiator.



ON THE LOWER GROUND FLOOR:

Cellar Room 1

4.52m (14'10) x 3.61m (11'10)

With a ceiling height of about 7'. Radiator and with a door to;

Cellar Room 2

3.12m (10'3) x 3.66m (12')

With fitted cupboards and again having a ceiling height of about 7'.



OUTSIDE:

The property has the benefit of a double car length driveway providing a city parking facility. A gate opens to a passage which runs to the front garden area which is 25' 10 by 11' 3, off which there is a garden store which is about 6' 5 by 7'. At the rear there is an access to a private lane which runs to Moorfield Street.

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.

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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 by car, enter Edgar Street and turn left into Canonmoor Street and then turn left into Moorfield Street. Continue to the end of Moorfield Street, turn right and number 26 Portland Street will be identified on the right hand side.

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.

23rd June 2026

ID40672

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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 | 69 C | 77 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.

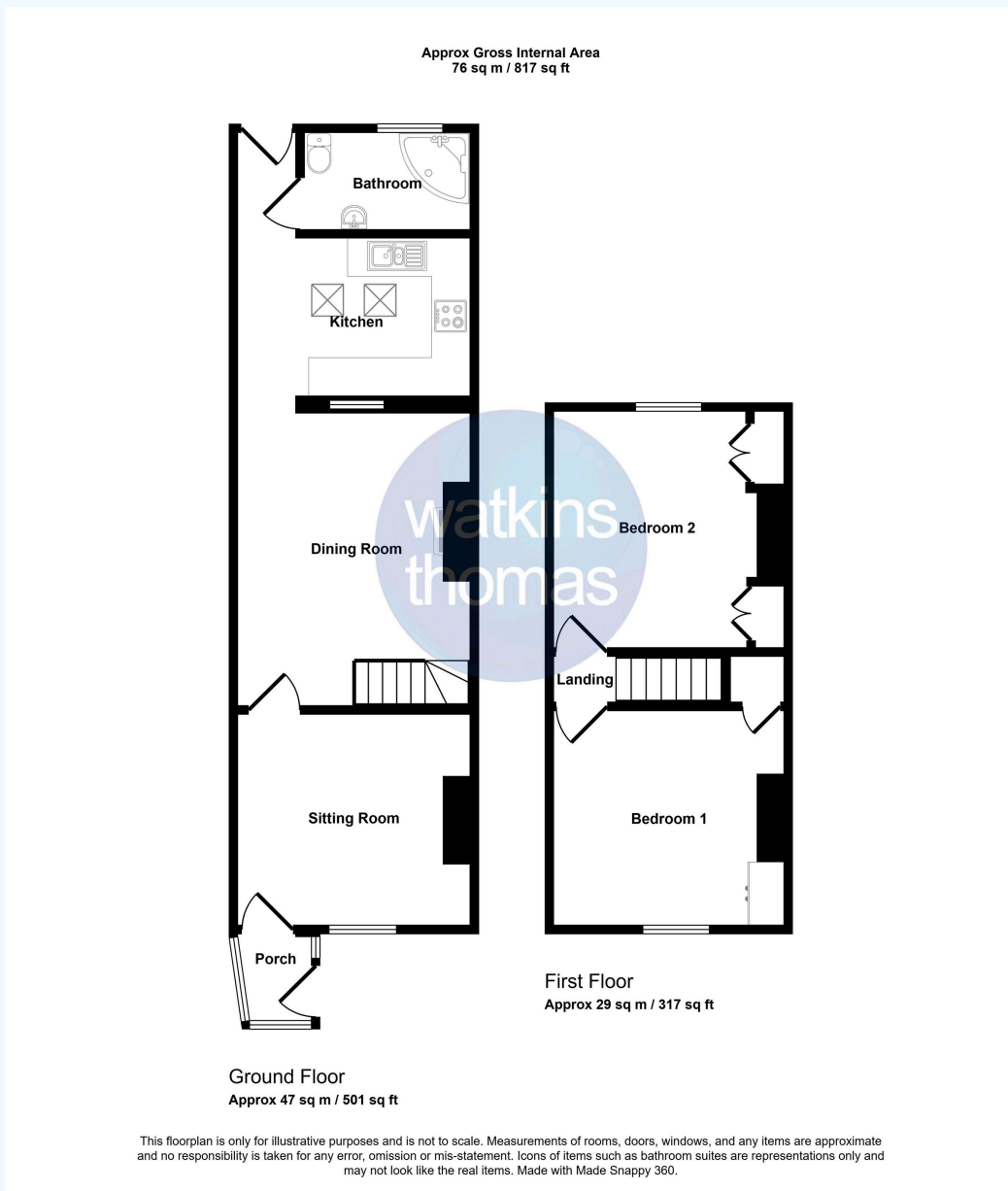
For properties in England and Wales:

- 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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