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## 22 Prior Street, Hereford, HR4 9LB

*A classic 1920s house with later extensions situated just to the north of the city centre. The house offers four principal reception rooms together with three bedrooms, a driveway, studio/garden room and it is presented in a unique character style.*

**£400,000 (Freehold)**

## 22 Prior Street, Hereford, HR4 9LB

### LOCATION

Prior Street is located just to the north of and easily accessible to Hereford city centre and its range of shopping, leisure and recreational facilities. Nearby is the courtyard theatre and the property has easy access to the bus and railway stations together with the county hospital.

### DESCRIPTION

22 Prior Street was built in the middle 1920s and offers immense character and is of a very individual style. It is presented in excellent order throughout. Over time, improvement and upgrading works have been undertaken, the property is extended to the side where a study has been created and more recently an additional sitting room has been created to fully enjoy the outlook across the rear garden with a lantern in the roof and tri-fold doors. Centrally heated and double glazed, character features have been retained and enhanced. The property has two vehicle access points together with a studio in the garden which might suit a variety of needs and uses. In more detail, the accommodation comprises;

### ON THE GROUND FLOOR:

Entrance canopy with stripped wooden door with leaded glass upper panel to;

#### Reception Hall

3.05m (10') x 1.83m (6')

With a return stairway to the first floor with wooden banister, hand rail and newel post, doors to under stair cupboards, radiator, picture rail and wood laminate flooring with mat well. Stripped original doors to the dining room and the;



#### Sitting Room

3.56m (11'8) x 3.96m (13') (15' 5 into a square bay)

With a glazed bay window to the front with colonial style blinds, picture rail, wood grain effect flooring, radiator with cover and an original tiled fireplace. Door to inner lobby, recess with cabinet comprising shelves at lower level with glazed upper panels.





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### Study

4.52m (14'10") x 2.16m (7'1")

With a double glazed window to the front and a double glazed window to the rear. Wood laminate flooring and radiator.



### Dining Room

3.66m (12') x 3.96m (13') (15' 6" into bay)

With a double glazed bay window area with colonial style blind, coving to ceiling, oak fire surround with slate hearth, exposed wooden floorboards, radiator and having a 14' 9" wide opening through to the;



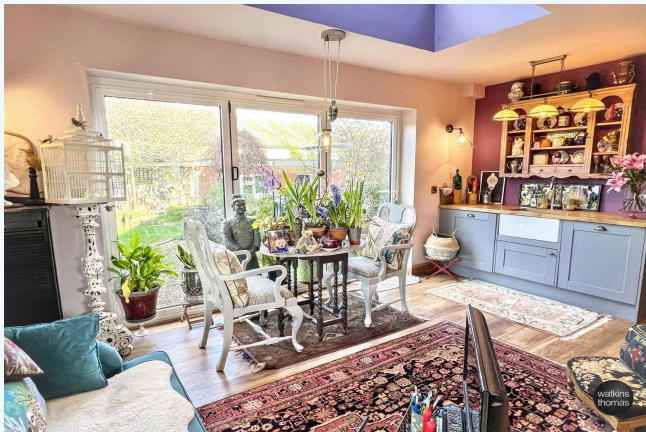


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### Garden/Day Room

5.18m (17') x 3.56m (11'8)

With lantern light over, sunken ceiling lights, tall double glazed window to the side and with bi-fold doors opening to and overlooking the fine rear garden. Wood laminate flooring and with a butlers type sink unit set in woodblock working surface with adjacent cupboards housing the washing machine and freezer with low level cupboard below, flexible head mixer tap, two contemporary style radiators and with a 2' 10 wide opening through to an;



### Inner Lobby

1.65m (5'5) x 1.09m (3'7)

With tiled floor and having a door to the cloakroom and a opening to the;

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### Kitchen

3.33m (10'11) x 2.82m (9'3)

With coved ceiling, double glazed leaded windows to two aspects and extensively fitted with base cupboards and drawer units with roll edge working surface over, tiled surrounds and matching eye level cabinets and shelving unit. There is a one and a half bowl stainless steel sink unit with mixer tap and an integrated washing machine, fridge and electric oven with five ring gas hob over with a baumatic stainless steel cooker hood above. Tall shelf cupboard and continuation of the tiled floor.



### Cloakroom

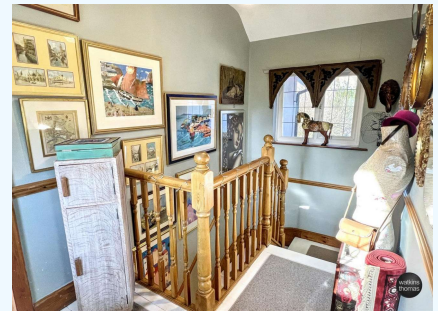
1.52m (5') x .91m (3')

With a leaded double glazed window, low level WC and tiled floor.

### ON THE FIRST FLOOR:

### Landing

A three quarter landing has three steps off to both the inner landing and the;



### Principal Landing

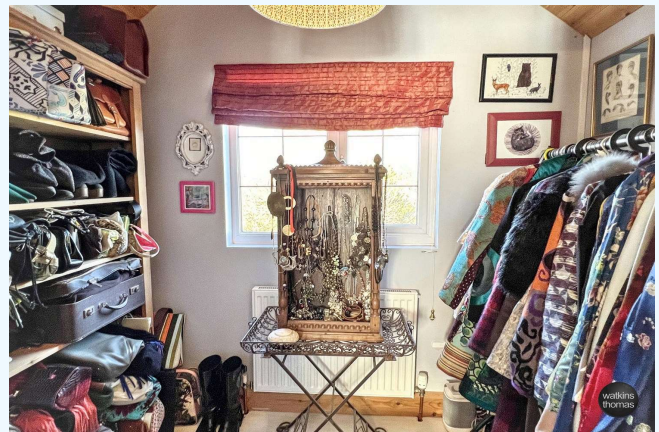
m (') x 1.68m (5'6)

With a double glazed window to the front with wooden sill, dado rail, striped skirting boards, feature wooden stair bannister, a double glazed window to the rear and striped original doors to bedroom 2 and;

### Bedroom 1

3.96m (13') x 3.66m (12')

With a leaded double glazed window to the front, painted picture rail, painted wooden floorboards, radiator and with a 2' 3 wide opening through to the;



### Dressing Room (potential ensuite)

2.24m (7'4) x 1.52m (5')

With a double glazed window to the rear and open to the roof apex. Radiator.



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### Bedroom 2

3.96m (13') (to the rear of the wardrobes) x 2.92m (9'7')

With leaded double glazed window to the front, radiator, painted wooden floorboards and range of built in units including double doors to a recessed wardrobe area with two sets of hanging rails. Built in drawer unit with mirror over and cabinets above and further pair of doors opening to a further hanging rail with six drawers below and storage shelf over. Opening to;

### Ensuite Shower

2.29m (7'6") x .91m (3')

With tiled walls and a tiled shower cubicle with folding doors to the front and electric shower unit, vanity wash basin with mixer tap and cupboards below, mirror over and light above, together with tiled floor.



### Inner Landing

0m (') x 1.55m (5'1)

With a pair of doors to the boiler cupboard in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water and with stripped original doors to;

### Bedroom 3

3.3m (10'10") x 2.34m (7'8)

With a leaded double glazed window to the side, radiator and painted wooden floorboards and fitted shelving.

### Bathroom

2.11m (6'11") x 1.47m (4'10")

With white suite comprising jacuzzi bath with shower attachments and taps and further thermostatically controlled shower unit. Extensively tiled walls, vanity wash basin with mixer tap, cupboard and low level WC. Ladder type radiator and double glazed window.





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### OUTSIDE:

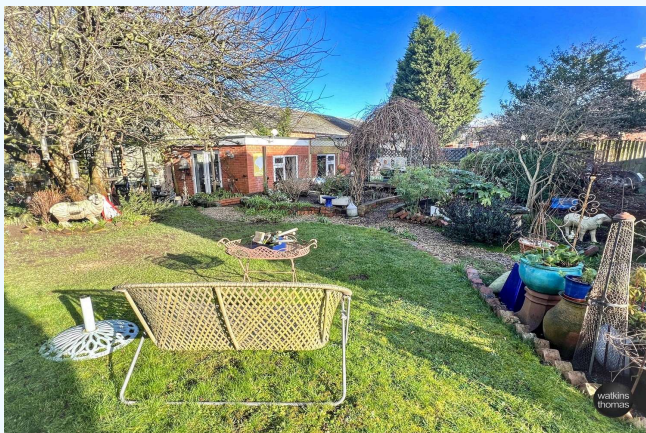
The property has the benefit of a brick paviour parking space located off Prior Street and there is also an access off Millbrook Street to a further car parking provision. Along the front of the property there is a close board fence with a central pedestrian gateway providing access to the concrete pathway which leads to the front door and cross the front of the residence. The front garden area is laid to stone chippings and features a variety of plants and shrubs. To the left of the property there is a pedestrian gateway which opens to a courtyard garden area which comprises concrete pathway and bin store together with a raised lawn. The lawn continues to the rear of the residence and comprises a shaped lawned area with a privet hedge to Millbrook Street and a pruned holly. There are fruit trees in the rear garden and a meandering stone pathway is bordered by deep well planted beds and borders stocked with a wide variety of shrubs, there is a raised rockery area, an ornamental fish pond, seating area and steps run down to the second driveway. Off the second driveway is situated;



### The Studio/Home Office

5.54m (18'2) x 3.89m (12'9)

Approached through a pair of double doors, there are further windows and a roof light together with two runs of sunken ceiling lights. Within this area there is a wood grain effect floor, numerous power points and the space offers the ideal opportunity for a home office, studio or workshop.





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### COUNCIL TAX BAND D

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 into Edgar Street and at the pedestrian crossing, take the left hand turn into Prior Street where the property will be identified as the last on the right hand side.



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### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

13th February 2026

ID42225

### 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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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:

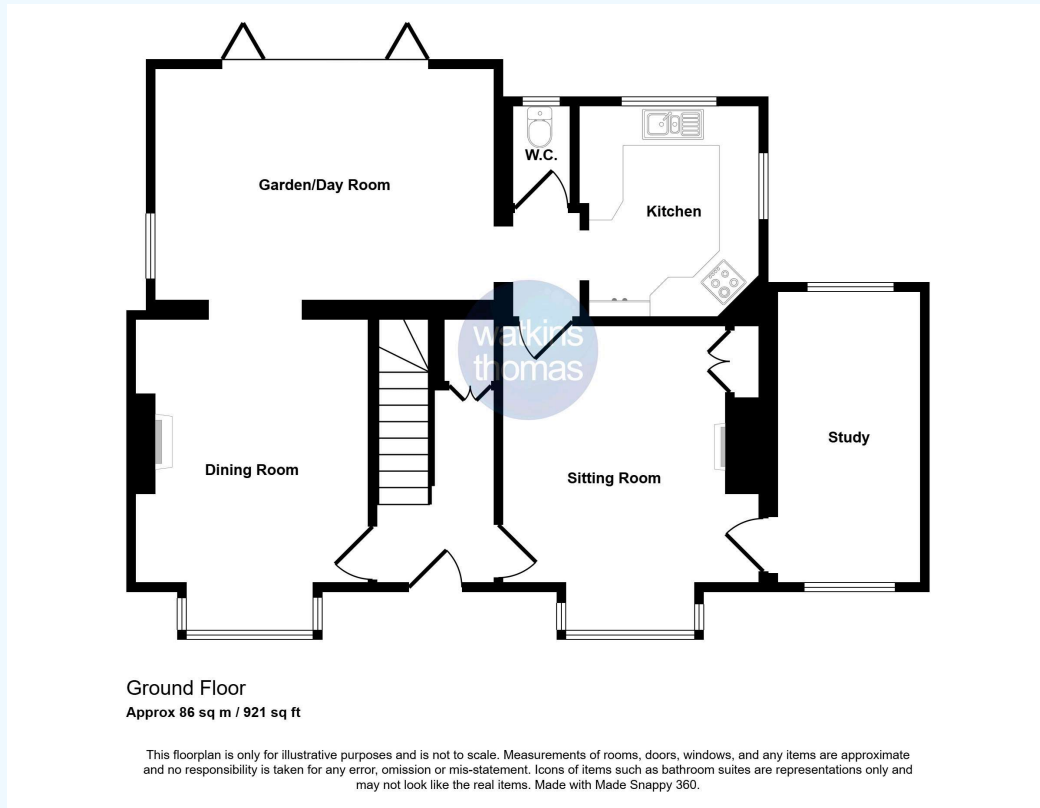
- the average energy rating is D
- the average energy score is 60



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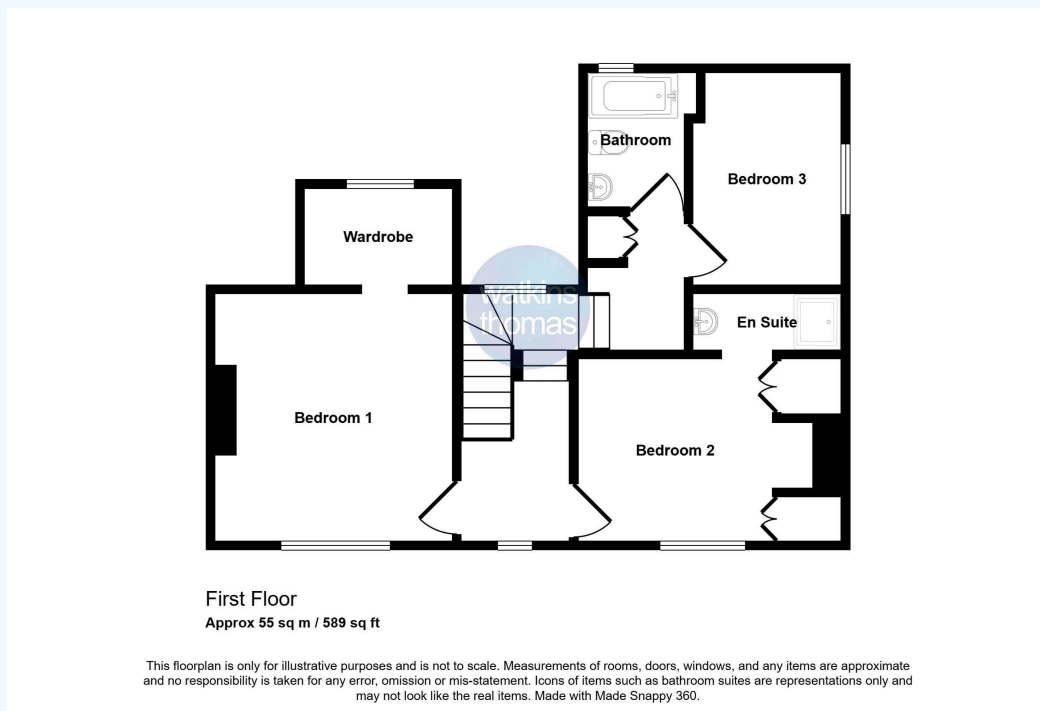
### FLOOR PLAN

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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