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## 21 Nelson Street, Hereford, HR1 2NZ

*Located in the St James district, a 'village within the city', just to the east of the centre and near the River Wye and Castle Green, a two bedroom end of terrace period house which is centrally heated and double glazed. Garden and cellar areas.*

**£200,000 (Freehold)**

# 21 Nelson Street, Hereford, HR1 2NZ

## LOCATION

Nelson Street is located on the periphery of the St James residential district, just to the east of the city centre. St James is recognised as a 'village within the city' and is set near to the Castle Green, the River Wye and the Cathedral. In the locality, there is a primary school and local shop, Church and public house. 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

21 Nelson Street is a period end of terrace home which is centrally heated and double glazed. The accommodation would now benefit from some refitting and upgrading works and in more detail comprises;

### ON THE GROUND FLOOR:

#### Reception Hall

4.09m (13'5) x .86m (2'10)

With radiator, stairway off to the first floor, woodgrain effect flooring and with an original stripped door to the dining room and original stripped door to the;

#### Sitting Room

2.59m (8'6) x 3.02m (9'11) (12' into bay)

With a double glazed bay window to the front, brick fire surround with raised hearth and radiator.

#### Dining Room

3.58m (11'9) x 3.12m (10'3)

With a double glazed window to the rear, brick fire surround, a pair of cupboards, radiator, original stripped door to the cellar and door to;



#### Kitchen

3.43m (11'3) (maximum) x 2.11m (6'11)

With fitted base cupboards with working surfaces over, tiled surrounds and eye level cabinets. Radiator, single drainer stainless steel sink unit with mixer tap, oven with hob over and hood above. Double glazed door and window to outside. Wall mounted gas fired boiler.



### ON THE FIRST FLOOR:

#### Landing

With doors to bedroom 2 and;

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### Bedroom 1

3.61m (11'10) x 3m (9'10)

With a double glazed window to the front. Radiator, period fire grate and stripped door to single cupboard.



### Bedroom 2

3.61m (11'10) x 3.15m (10'4)

Having a double glazed window to the rear, radiator, period fire grate, double doors to a wardrobe cupboard with cabinets over, original stripped door to the over stair cupboard and with an original stripped door to;

### Bathroom

3.3m (10'10) x 2.08m (6'10)

With white suite comprising bath with shower boarding to walls and electric shower over, pedestal wash basin, low level WC, double glazed window to the rear, radiator and airing cupboard with hot water cylinder.



### ON THE LOWER GROUND FLOOR:

#### Cellar Area 1

4.19m (13'9) x 3.61m (11'10)

#### Cellar Area 2

3.05m (10') x 3.61m (11'10)

And having a ceiling height of approximately 6' 4.

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### OUTSIDE:

To the front of the property there is a shallow yard area, beyond which there is a paving stone patio area and an outside/garden WC. Beyond the patio area there is a lawned garden.



### Parking

Street car parking is available and it is understood that there is a nearby car park for which a permit can be obtained (subject to confirmation).

### 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, proceed along St Owen Street. At the traffic lights, turn right and follow through into Mill Street. Continue along Mill Street and then turn left into Nelson Street where the subject property will be identified on the left hand side by the agent's 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](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).

23rd March 2026

ID42282

## 21 Nelson Street, Hereford, HR1 2NZ

### 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		77 C
55-68	D		
39-54	E	49 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.

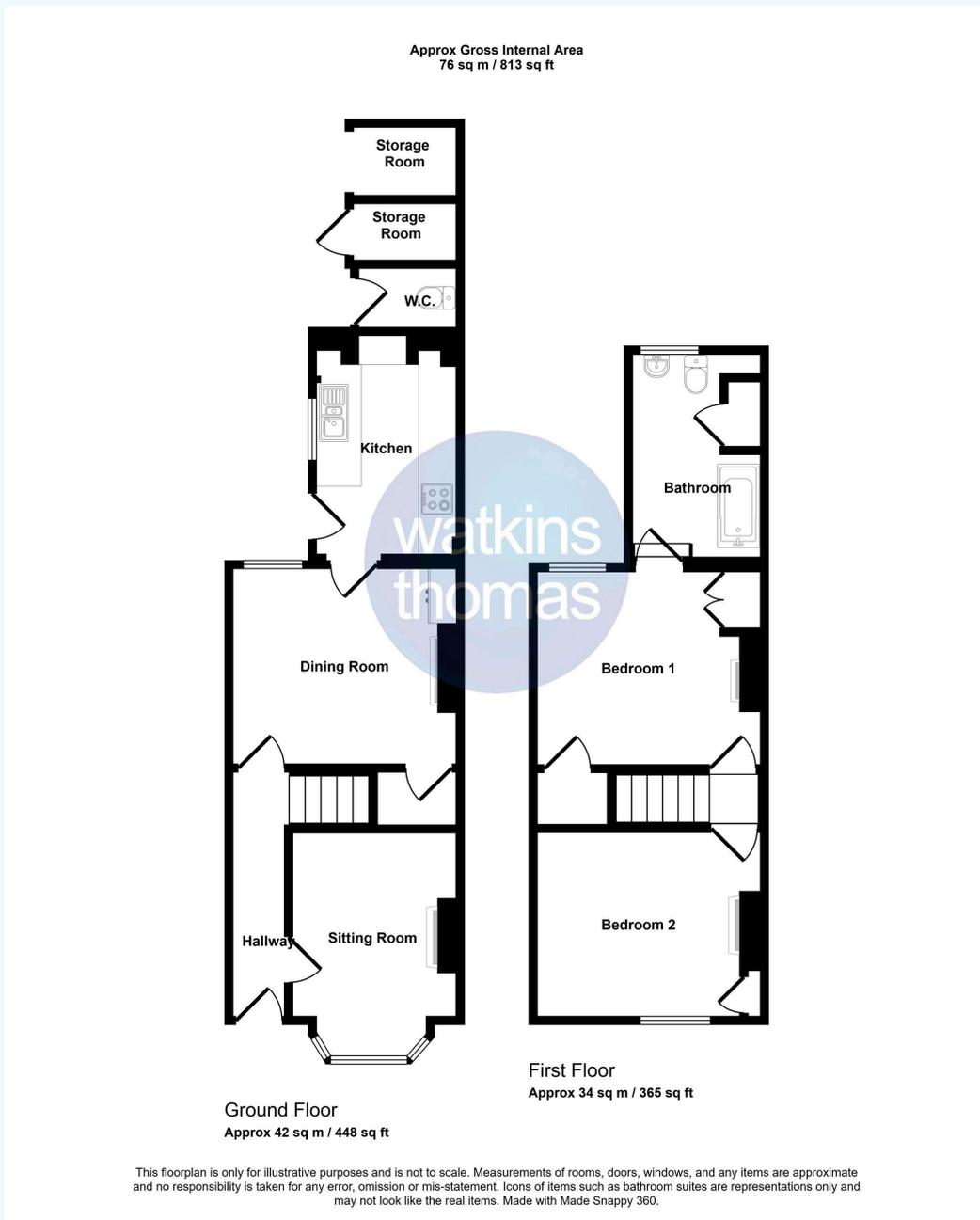
For properties in England and Wales:

- 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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