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49 Friars Street, Hereford, HR4 0AS

Close to the City Centre a substantial, well proportioned detached 1930s residence which offers extensive accommodation to include two good sized principal reception rooms and four bedrooms with extensive parking, garage and out-house

£325,000 (Freehold)

49 Friars Street, Hereford, HR4 0AS

LOCATION

Friars Street lies between Barton Road and Eign Street, just to the west of central Hereford. The city's wide range of shopping, leisure and recreational facilities are within easy reach. Hereford also has bus and railway stations.

DESCRIPTION

49 Friars Street is a very well proportioned detached 1930s house which was later extended and it is provided with excellent parking facilities to the front, together with a store/workshop at the rear. The property is centrally heated and double glazed and in more detail comprises;

ON THE GROUND FLOOR:

Lobby

2.39m (7'10") x 2.44m (8') (maximum)

Approached through a double glazed door with adjacent double glazed windows, radiator, opening to stairway to the first floor and with an opening to;

Inner Hall

2.67m (8'9") x 1.55m (5'1")

Wall mounted thermostat, door to an under stair store cupboard, wood laminate flooring and with doors to the kitchen, dining room and sitting room.



Sitting Room

3.96m (13') x 3.96m (13') (15' 2 into bay)

With a curved double glazed bay window at the front, radiator, wall light points, wood laminate flooring and with a 5' 9" wide opening to;



Dining Room

3.96m (13') x 3.96m (13')

With a pair of french doors with adjacent double glazed window opening to and overlooking the rear garden area. Radiator and wood laminate flooring.



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Kitchen

4.27m (14') x 2.44m (8')

With a double glazed window to the side and with a flexible head mixer tap and single drainer sink unit, fitted base cupboards with working surface over, part with tiled surrounds, breakfast bar area and with matching wood fronted eye level cabinets. Cooker splashback with hood over, space for washing machine, space for a further appliance and having a door to the rear porch and door to;



Separate WC

1.22m (4') x .76m (2'6)

With a double glazed window and low level WC, together with a corner wash basin with tiled courses over.

Enclosed Rear Porch

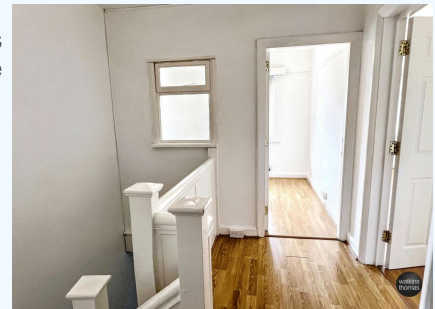
2.13m (7') x 1.02m (3'4)

With door to outside.

ON THE FIRST FLOOR:

Landing

Approached over a stairway which has a door to bedroom 4 and with access hatch with ladder to loft space. Wood laminate flooring and with doors to the separate WC, bathroom and bedrooms 2, 3 and;



Bedroom 1

3.96m (13') x 3.96m (13') (16' 7 into bay)

With a curved double glazed bay window area at the front, radiator and wood laminate flooring.



Bedroom 2

3.96m (13') x 3.96m (13')

With a double glazed window to the rear, radiator and wood laminate flooring.

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Bedroom 3

2.44m (8') x 2.44m (8')

With a double glazed window to the front, wood laminate flooring and radiator.



Bathroom

2.69m (8'10) x 1.42m (4'8)

With suite comprising bath with mixer tap and shower head attachment, together with pedestal wash basin. Double glazed window, radiator and part tiled walls.



Separate WC

1.7m (5'7) x .91m (3')

With a low level WC. Double glazed window and radiator.

Bedroom 4

6.25m (20'6) x 2.59m (8'6)

With double glazed windows to the front and rear, wood laminate flooring, radiator and sink unit.



OUTSIDE:

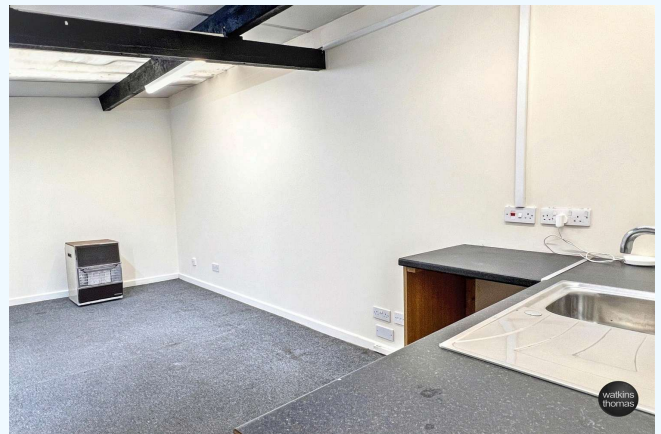
At the front of the property there is an extensive car parking and turning area which has a double width opening at the front. From the driveway there is access to the;

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ATTACHED GARAGE

6.5m (21'4) x 2.59m (8'6)

With up and over door to the front and a door to the rear.



Garden

There is a stoned courtyard garden area at the side and rear of the property, a border and a USEFUL STORAGE SHED (17' 6 by 8' 8) with double glazed window, pitched roof, sink unit and door to;



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Cloakroom

2.62m (8'7) x 1.3m (4'3)

With shower cubicle, low level WC and wash basin. No water is connected to this area at the present time.

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 the agent's office in King Street, Hereford continue over the traffic lights by St Nicholas Church and then turn right into Friars Street. Number 49 will be identified on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

14th March 2026

ID23163

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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	76 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.

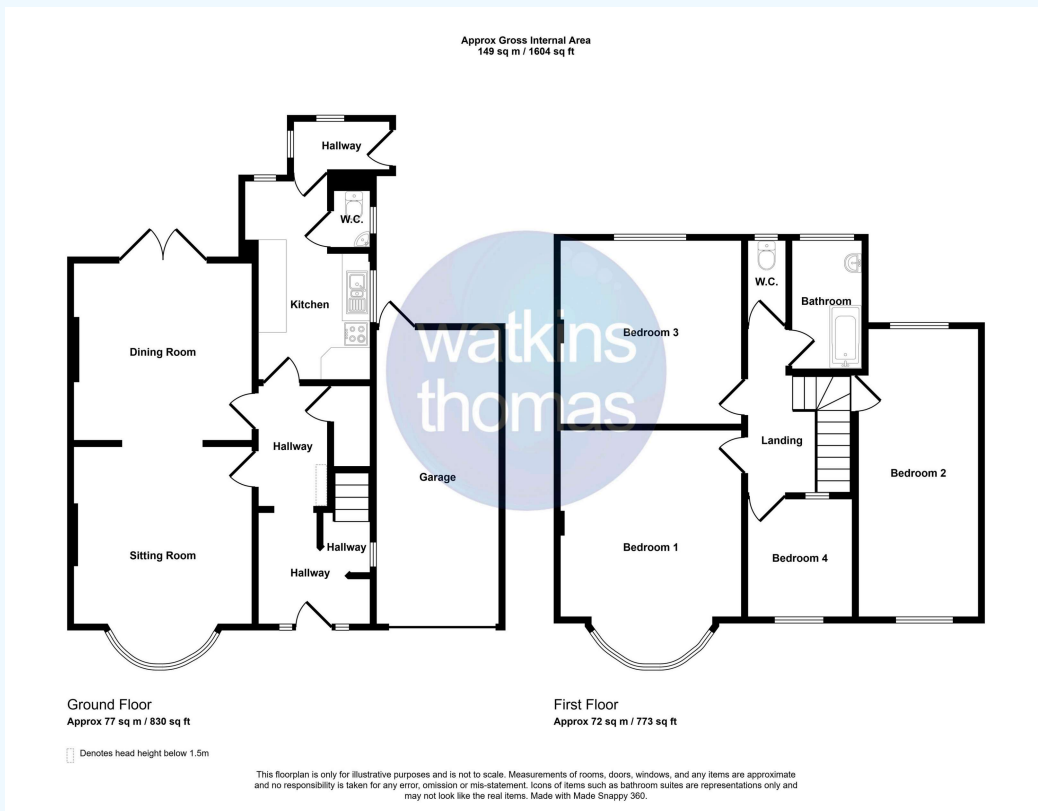
For properties in England and Wales:

- 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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