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25a Coningsby Street, Hereford, HR1 2DY

Centrally located off Widemarsh Street, a unique property comprising a period residence with dining room and a ground floor master bedroom suite, together with courtyard.

£225,000 (Freehold)

25a Coningsby Street, Hereford, HR1 2DY

LOCATION

Coningsby Street is located just off Widemarsh Street, to the north of central Hereford. The city as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION

25a Coningsby Street is an end of terrace house which has two bedrooms upstairs and on the ground floor there is a sitting room, off which there is a dining room, a kitchen with bathroom off together with a double bedroom with ensuite facilities. The property also has a courtyard garden and in more, this centrally heated and double glazed home comprises;

ON THE GROUND FLOOR:

Sitting Room

4.01m (13'2) x 3.73m (12'3) (including stairway)

With a double glazed window to the front, wall light points, radiator, under-stairs storage cupboard, further cupboard and with a period fire surround and living flame gas fire. Pair of doors to the kitchen and with an opening to the:



Dining Room

4.04m (13'3) x 2.31m (7'7)

With a double glazed window to the side. Radiator with shelf over.



Kitchen

4.6m (15'1) x 2.34m (7'8)

With double glazed windows to two aspects and having a range of fitted base cupboard and drawer units with working surface over, tiled surrounds and eye level cabinets. Space for upright fridge freezer, recess with plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, recess with plumbing for dishwasher and recess for cooker. Ceramic floor tiles, radiator, panel style doors to bedroom 1 and the bathroom.



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Bathroom

2.57m (8'5") x 2.08m (6'10")

With part tiled walls, tiled floor and white suite comprising shower end bath with thermostatically controlled shower over, low level wc and pedestal wash basin. Extractor unit and a ladder type radiator.



Bedroom 3

3.05m (10'0") x 3.96m (13')

With a double glazed window, radiator, wide opening to a rear lobby and:



Shower Area

Shower Area (4'5" x 2'9") with tiled walls, shower cubicle, wall mounted electric shower unit together with extractor and through the lobby there is an opening to a DRESSING AREA (5' x 7') with hanging rails and storage shelving.

Rear Lobby

2.18m (7'2") x 1.27m (4'2")

With a double glazed door to the courtyard, ceramic floor tiles and door to:

Separate WC/Cloakroom

1.14m (3'9") x 1.83m (6'0")

With a double glazed window, tiled floor and part tiled walls together with low level wc and wall hung wash basin.

ON THE FIRST FLOOR:

Landing

With access hatch to loft space and having panel style doors to bedroom 2 and:

Bedroom 1

3.1m (10'2") x 3.1m (10'2") (12'3" to rear of wardrobes)

With wardrobe space with folding doors, double glazed window to the front, radiator and a deep over-stair storage cupboard with fitted shelves.

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Bedroom 2

4.22m (13'10") x 2.62m (8'7")

With a double glazed window at the rear, wall mounted combination boiler which provides central heating and domestic hot water, radiator and hanging rail.



OUTSIDE:

The Courtyard Garden Area (15' x 11') with rendered walls, copings over and feature tiled floor.



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 enter Widemarsh Street and turn into Coningsby Street by Thomas Cantilupe School and the property will be identified 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

25th April 2026
ID42761

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		77 C
55-68	D	67 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.

