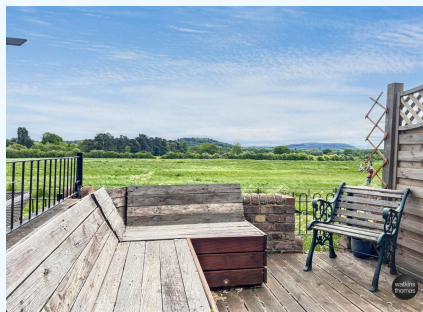




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80 Park Street, St James, Hereford, HR1 2RE

Located in the St James district, overlooking Bartonsham Meadows at the rear, a beautifully presented period home offering extended accommodation arranged over three levels plus cellar area. The extensive accommodation is centrally heated, there is a balcony and rear garden area.

£262,500 (Freehold)

Residential Sales

80 Park Street, St James, Hereford, HR1 2RE

LOCATION

Park Street is located on the edge of the St James residential district, a 'village within the city'. In the locality there is a Church, primary school, public house and corner shop. Amenity is enhanced by the fact that the property overlooks the river meadows at the rear towards Dinedor Hill and this goes hand in hand with the amenity value offered by the property being close to riverside walks. The city centre is within easy reach and as a whole offers a wide variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

80 Park Street is a character inner terrace home, which has an attractive front elevation with coloured brick courses and to the rear, over a single storey extension, there is a balcony, from which the view to the rear can be enjoyed. Throughout the property is very well appointed. On the ground floor there are exposed wooden floor boards, the house is centrally heated and in more detail this attractive character home comprises;

ON THE GROUND FLOOR:

Porch with original door to;

Sitting Room

3.05m (10') x 3.35m (11') (13'1 into bay)

With a sash bay window to the front with stripped original surrounds and sill with exposed boarding over, original cast iron fire surround with slate hearth, radiator, a pair of double base cupboards with stripped doors and shelves over, exposed wooden floor boards and with a original stripped door to the;



Lobby

With stairway off and exposed floor boards continue through to the;

Kitchen/Living Room

With a overall measurement of 22' and which in parts comprises;

Kitchen Area

3.05m (10') x 3.43m (11'3)

With sunken ceiling lights, exposed wooden floor boards and with fitted base cupboards with wood block working surfaces over, fitted upstands and with matching eye level cabinets, together with a glass shelf. Tall built in storage cupboard with double cupboard at upper level and shelf units below. Tiled hearth and exposed brickwork to a chimney breast with tiled inset and range style cooker. Door to cellar and with a 7'10 wide opening to;



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Dining/Living Room

3.35m (11') x 2.87m (9'5')

With a double glazed sliding patio door opening to and overlooking the rear garden. Quarry tile floor.



ON THE FIRST FLOOR:

Landing

With a stairway off to the second floor and then original stripped doors open to;

Bedroom 1

3.05m (10') x 3.35m (11')

With a sash window to the front with feature panels including coloured lights, cast iron fire surround and with a wardrobe cupboard with hanging rail.



Bedroom 2/Study

2.67m (8'9) x 2.36m (7'9)

With a pair of french doors opening to and overlooking the balcony with Bartonsham meadows and hill ranges in the distance. Radiator and with a cupboard in which is housed the gas fired boiler.

Balcony

3.35m (11') x 3.05m (10') (approximately)

With iron surround and from which a distant view is enjoyed across riverside meadows to tree topped hills in the distance.



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ON THE SECOND FLOOR:

Landing

With a door with glazed upper panels to the bathroom, two sets of high level cupboards with louvre doors and a stripped original door to;

Bedroom 3

3m (9'10") x 2.36m (7'9") (11'2" into a dormer window area)

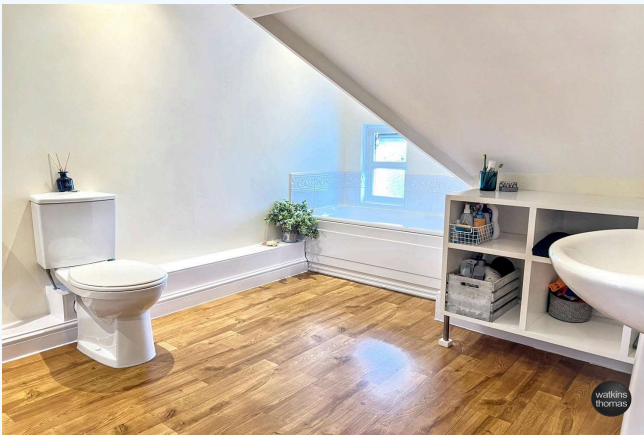
This room has a part reduced head height and has a sash window to the front, sunken ceiling lights and radiator.



Bathroom

3m (9'10") x 2.51m (8'3") (11'3" into bath recess)

This area is beautifully appointed and has part reduced head height, sunken ceiling lights and a four piece suite comprising a bath with mixer tap and tiled surrounds, low level WC, recess with a thermostatically controlled shower unit and tiled walls and a pedestal wash basin with tiled course over and mirror above. Ladder type radiator, wood grain effect flooring and shaver point.



ON THE LOWER GROUND FLOOR:

Lobby

Approached over a stairway from the kitchen and with doors to;

Cellar Area

3.28m (10'9") x 3.07m (10'1")

With a ceiling height of about 6' and with a velux roof light to the front, sunken ceiling lights, electric radiator and wood laminate flooring.

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Cellar Area

3.25m (10'8) x 3.05m (10')

Again with a ceiling height of about 6' and with sunken ceiling lights, wood laminate flooring, radiator and door to an under stair storage space.



OUTSIDE:

At the front of the property there is a path with steps from the street and there is a pebbled yard area within a low iron fence. To the rear of the residence there is a paving stone terrace/patio area and an outside sink together with an outside WC with low level suite. The paving stones then run a path, to the left of which there is a planted border and to the right of which there is a garden store. The path continues to a lawned area and at the lower end of the garden there is a raised deck area and from here the view is enjoyed across Bartonsham meadows to canary bridge, Aconbury Hill and Dinedor in the distance.



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 and at the traffic lights, turn into Mill Street and enter Green Street. Towards the end of Green Street, turn left into Park Street and Number 80 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.

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ID / Date
ID42312

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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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 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

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.