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8 Park Street, St James, Hereford, HR1 2RB

A beautifully presented, semi detached character period home with garage, located in the sought after St James' district, just to the east of the city centre. The property enjoys the view at the rear and has a southerly facing garden.

£350,000 (Freehold)

Residential Sales

8 Park Street, St James, Hereford, HR1 2RB

LOCATION

Park Street is located on the periphery of St James, a 'village within the city'. In the locality there are a range of amenities including a primary school, neighbourhood shop, Church and public house. The property at the rear enjoys the outlook over the river bordered Bartonsham meadows, to rising countryside in the distance. Within easy reach is the amenity offered by the River Wye, Castle Green and the Cathedral. 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

8 Park Street is a particularly attractive semi detached home which has been the subject of a comprehensive schedule of refitting and upgrading works. This attractive period home is centrally heated and double glazed and in more detail it comprises;

ON THE GROUND FLOOR:

Reception Hall

4.29m (14'1) x .97m (3'2)

Approached through a door with arched glazed window over, picture rail, archway, stairway to first floor, radiator and with stripped original doors to the dining room and the;



Sitting Room

3.48m (11'5) x 3.35m (11')

With a 9' ceiling height and having a double glazed sash style window to the front, picture rail and painted fire surround with hearth, timber mantel and wood burning stove. Radiator.



Dining Room

3.61m (11'10) x 3.33m (10'11)

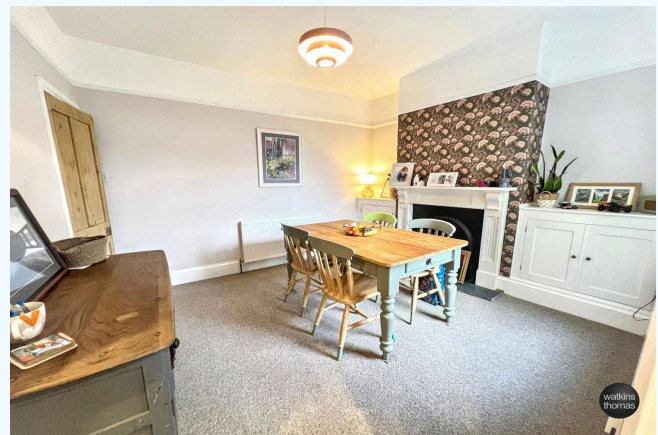
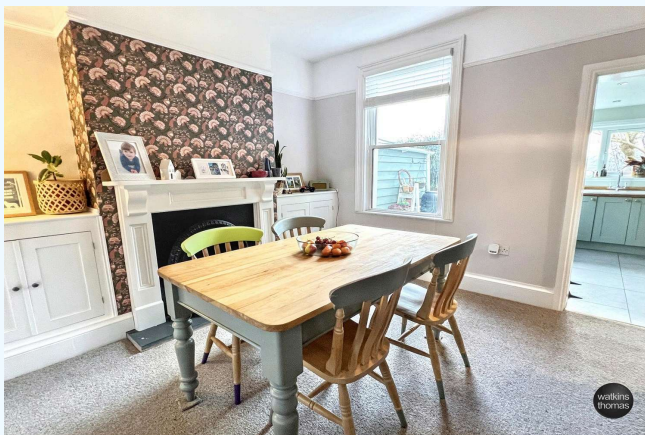
With a sash style double glazed window overlooking the rear garden with views over meadows to tree lined countryside beyond. Picture rail, painted timber fire surround with cast iron inset and hearth. Alcove cupboards and having a radiator and with a stripped original door to the cellar and opening to;

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Kitchen

3.05m (10') x 2.44m (8')

With door to outside, double glazed window to the side and with a further double glazed window with an outlook across the rear garden to tree lined countryside in the distance. Enamel sink unit with drainer and mixer tap and fitted soft close base cupboards and drawer units with wood block working surfaces over, upstand and two eye level cabinets, housing with fitted electric oven and built in fridge and freezer units. Concealed recess for washing machine and with a four ring Zanussi gas hob with glass splashback and cooker hood over. Sunken ceiling lights, radiator and ceramic floor tiles.

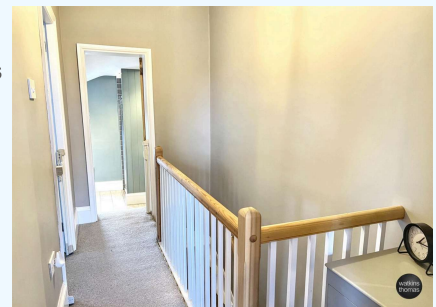


ON THE FIRST FLOOR:

Landing

3.45m (11'4) x 1.52m (5')

Approached over a stairway and with a stripped handrail and newel post. Access hatch to loft storage space and with stripped doors to;



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Bedroom 1

4.57m (15') x 3.38m (11'1)

With two double glazed sash windows to the front, ceiling cornice, picture rail, radiator and cast iron feature fire surround.



Bedroom 2

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

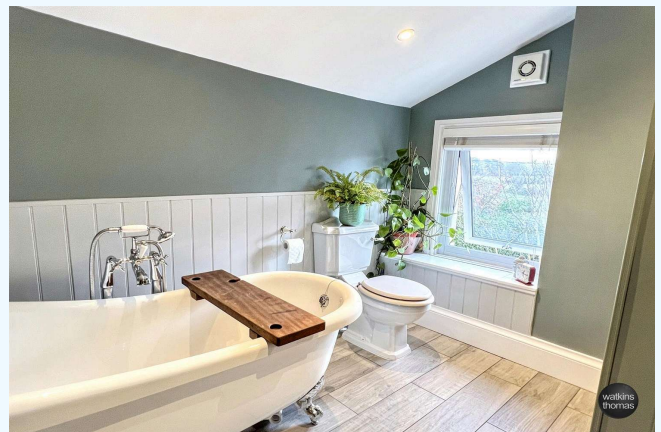
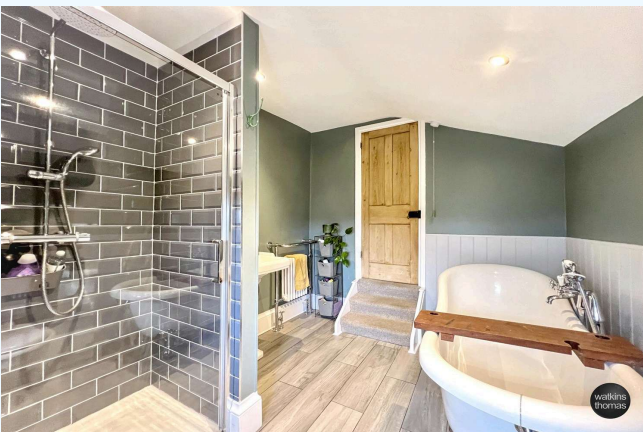
With a double glazed window to the rear overlooking the garden with river meadow beyond and tree lined Dinedor hill in the distance. Picture rail, radiator and cast iron fire surround.



Bathroom

2.79m (9'2) x 2.36m (7'9)

Beautifully appointed and with four piece suite comprising slipper bath on feet with mixer tap and shower head fitting, low level WC, shower cubicle with tiled walls and thermostatically controlled twin headed shower unit and classic style pedestal wash basin with tiled course over. Period style radiator incorporating towel rail, extractor unit, sunken ceiling lights and wood grain effect flooring. Double glazed window to the rear.



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ON THE LOWER GROUND FLOOR:

Cellar

6.86m (22'6) x 4.57m (15')

With a ceiling height of about 6'2, light and power points together with a wall mounted gas fired boiler which provides central heating and domestic hot water.

OUTSIDE:

To the front of the property is a low brick wall with a slate chip border. A private side access runs to the rear garden. The side passage is about 4' wide and runs to a private gate. To the immediate rear of the property there is a paved patio area and a paving stone pathway runs the length of the garden. There is also a wooden garden store and a lean to with a WC. There is an outside tap, outside light points and the garden area enjoys a south westerly aspect and has an area of lawn, a lilac tree, a raised border of spring bulbs and cyclamen. The borders are behind a low brick wall. To the left there is a yew hedge and there is a small ornamental pond with grid over, a seating area and beyond there is a further bed of evergreens and there are brick edged plots, fruit trees and a slate border ideal for seating and from which the view is enjoyed across the river meadows to Dinedor hill and canary bridge in the distance.



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Garage

3.99m (13'1) x 3.38m (11'1)

Beyond the property and opposite Number 36 Park Street, there is an entrance into a car parking area and the subject property has the benefit of a garage which has a pair of doors to the front and a ceiling height of 9'2.

COUNCIL TAX BAND B

Payable to Herefordshire Council.


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](tel:01432272280) .

DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and at the traffic lights turn right into Green Street. Continue along Green Street, take the left turn into Park Street and Number 8 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](tel:01432272280) . 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.

30th May 2026

ID42155

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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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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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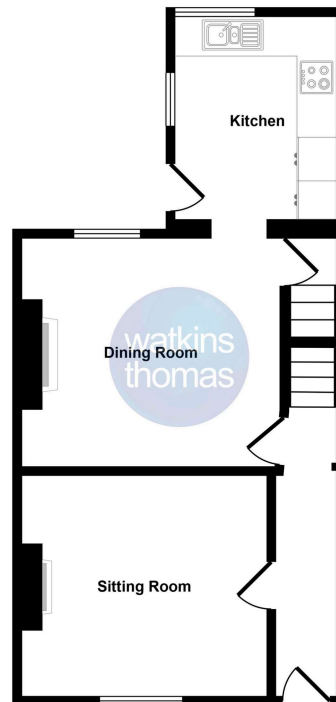


First Floor
Approx 42 sq m / 455 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



Ground Floor
Approx 42 sq m / 457 sq ft

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