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41 Portland Street, Hereford, HR4 9JE

Centrally located, a three bedroom terraced Victorian property which is provided with central heating. Generous cellar area and rear garden.

£195,000 (Freehold)

41 Portland Street, Hereford, HR4 9JE

LOCATION

Portland Street is located just to the west of central Hereford, in a mature residential locality, favoured for its convenience to the centre and the range of amenities to hand.

DESCRIPTION

41 Portland Street is an inner terrace period house which has high ceilings and overall offers a generous level of centrally heated accommodation. In more detail, it comprises;

ON THE GROUND FLOOR:

Reception Hall

4.65m (15'3) x 1.04m (3'5)

With stairway off, arch, radiator and original door with glazed upper panels and arch over and then doors lead to the dining room and the;

Sitting Room

3.61m (11'10) x 3.35m (11')

With a 8'10 ceiling height and having a sash window to the front. Radiator.



Dining Room

3.61m (11'10) x 3.58m (11'9)

With a sash window to the rear, radiator, door to lower ground floor and door to;



Kitchen

3.05m (10') x 2.67m (8'9)

With a double glazed window and fitted with base cupboards with working surface over, tiled surrounds and eye level cabinets. Radiator and door to;



Rear Lobby

1.75m (5'9) x .81m (2'8)

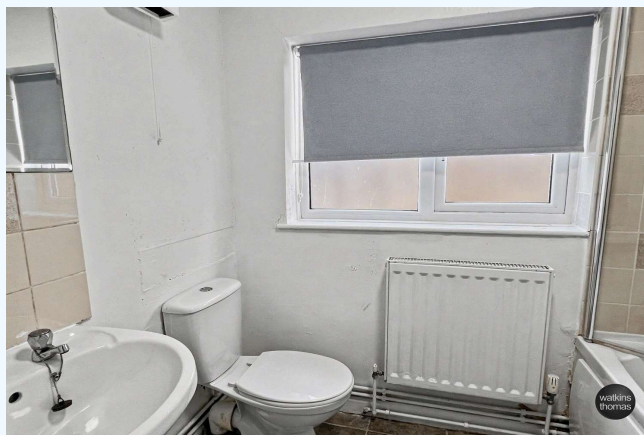
With a door to outside and door to;

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Bathroom

2.13m (7') x 1.52m (5')

With white suite comprising bath with tiled courses over and screen, low level WC and pedestal wash basin. Radiator and wall mounted electric heater.



ON THE FIRST FLOOR:

Landing

With two steps down to an inner landing, door to an over stair store cupboard and with doors to;

Bedroom 1

4.52m (14'10) x 3.61m (11'10)

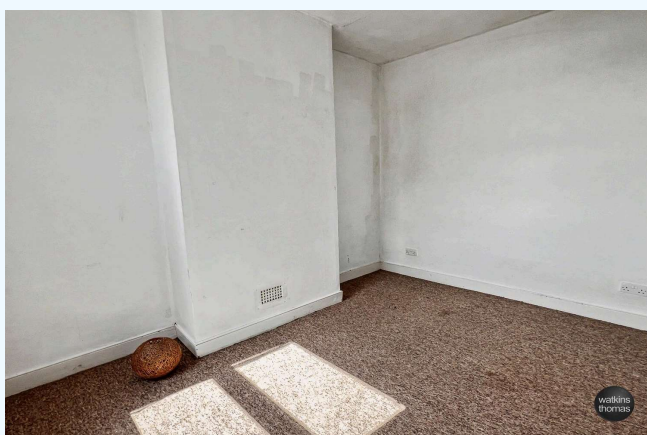
With double glazed window to the front and radiator.



Bedroom 2

3.61m (11'10) x 2.87m (9'5)

With a double glazed window to the rear. Radiator.



Lower Landing

With door to BOILER CUPBOARD with a wall mounted gas fired boiler, which provides central heating and domestic hot water and door to;

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Bedroom 3

2.69m (8'10") x 2.01m (6'7")

With a double glazed window to the side. Radiator.



ON THE LOWER GROUND FLOOR:

Cellar Area

4.62m (15'2") x 7.32m (24') overall



OUTSIDE:

Garden

To the immediate rear of the property there is a concrete yard area, which runs to a lawned garden which is approximately 16' wide by approximately 30' long. The rear garden might be approached via a shared pathway.



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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

On foot, Portland Street lies just off the Edgar Street roundabout and by vehicle the best route is from central Hereford to enter Edgar Street and take the left hand turn into Canonmoor Street and then turn left into Moorfield Street, continue to the end of Moorfield Street and on reaching Portland Street, turn right where the property will be denoted on the left 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.

ID / Date

ID43084

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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		78 C
55-68	D	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

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.