



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



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

'Set in the ever popular St James' district just to the east of the City Centre and near everyday amenities a beautifully presented, end of terrace home which has been sympathetically updated and with feature exposed floor boards on the ground floor. Useful cellar area, two double bedrooms and luxury bathroom'

£255,000 (Freehold)

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

LOCATION

Park Street is located on the periphery of the St James' residential district which is a village within the City and is sort for its ease of convenience to the City centre, the community feel and access to riverside meadows and walks. In the locality there is a primary school, church, corner shop and public houses. Hereford as a whole offering a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

95 Park Street is an established end of terrace home which is both centrally heated and double glazed. The accommodation is presented in excellent order and has been the subject of a sympathetic schedule of refitting and upgrading works. Features include exposed floor boards on the ground floor, a bespoke kitchen area, exposed chimney breast in the sitting room with wood burning stove, at the rear there is a utility area and a luxury bathroom. On the first floor there are two well proportioned double bedrooms and the lower ground floor provides excellent additional accommodation. At the rear there is a garden with store and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

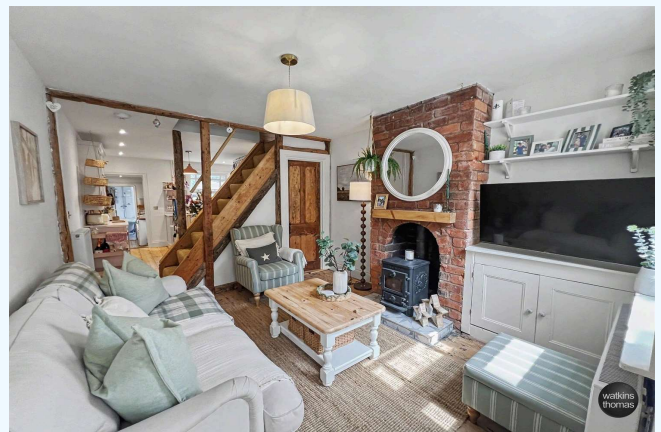
1.04m (3'5) x .99m (3'3)

Approached through a door with feature leaded and coloured glass upper lights and with double glazed windows to each side. Tiled floor and with a stripped door with glass panels to:

The Sitting Room

3.43m (11'3) x 3.12m (10'3)

A delightful and appealing character room which has a chimney breast taken back to brick with wooden mantel and Morso wood burning stove set on a tiled hearth. Cupboards with high level shelving, radiator, area of stripped timber around the stairway and with an original stripped door to the cellar and stripped skirting boards. opening to the base of the stairs with radiator, stripped skirting boards and with a stairway off to the first floor with exposed wooden timbers. Opening to:



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

The Kitchen/Breakfast Room

3.38m (11'1) x 3.1m (10'2)

With a double glazed window to the rear and fitted with base cupboards with Quartz working surfaces over with drainer and 'butlers' type sink unit and mixer tap. Built-in unit with a pair of doors, central shelving, three drawer units and marble working surface over with upstand and high level cabinets including glass fronted doors and shelving. Sunken ceiling lights, exposed floor boards, tiled hearth and range style cooker set in painted brick chimney breast with wooden mantel over. Stripped original door to:



The Utility Room

2.51m (8'3) x 1.37m (4'6)

With a double glazed door to the rear, wood grain effect flooring, radiator and wall mounted gas fired boiler which provides central heating and domestic hot water. Radiator. Period stripped door to:

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

The Beautifully Appointed Bathroom

2.74m (9'0) x 1.4m (4'7)

With white suite comprising bath with central taps and a twin headed thermostatically controlled shower unit. Low level wc and pedestal wash basin with mixer tap. Brick effect tiled surrounds, double glazed window, extractor unit and ladder type radiator.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space and with original stripped doors with brass knob to:

Bedroom 1

3.43m (11'3) x 3.1m (10'2)

With a double glazed window to the front, one wall is timber clad and has two built-in bedside lights. Radiator. Brass light switches and power points.



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

Bedroom 2

3.43m (11'3) x 3.1m (10'2)

With a double glazed window to the rear again having one wall part timber clad with bedside light points, brass light switches and power points and folding door to a recessed over-stairs wardrobe area.

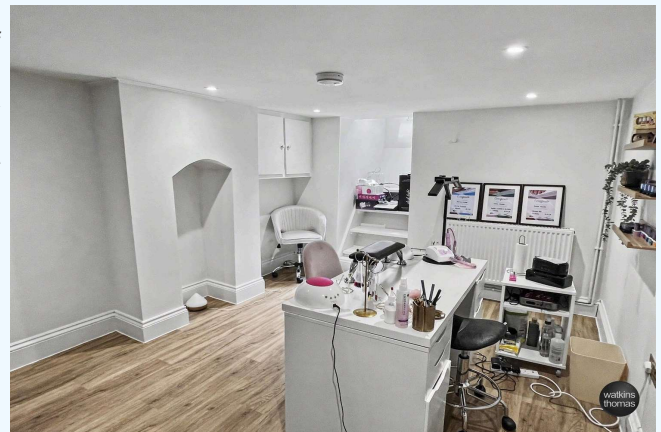


ON THE LOWER GROUND FLOOR:

Cellar Room

4.09m (13'5) x 2.97m (9'9) (with a ceiling height of approximately 6'1)

Approached over an open tread stairway and with a velux roof light with steps to the front and having a radiator, sunken ceiling lights, power points and wood grain effect flooring.



OUTSIDE:

At the front of the property there is a feature tiled pathway through an iron gate which leads to the front door adjacent to which there is a stone area behind a low brick wall. At the rear of the property there is a concrete pathway beyond which there is a lawn garden, part with stepping stones across to the division of the garden which has a bed featuring a flowering cherry. There is a second garden area with paving stones and a GARDEN STORE (8'9 x 8'4).

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.

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

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed along St Owen Street and at the traffic lights turn right into Green Street. Continue for the length of Green Street and turn left into Park Street. Continue along Park Street and Number 95 will be identified on the left hand side by the agents for sale board.

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.

27th July 2026

ID43449

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		84 B
69-80	C		
55-68	D	58 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

purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.