



47 Park Street
Hereford, HR1 2RD

Asking price
£275,000

COBB
AMOS

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A charming semi detached family home with generously proportioned rooms retaining many period features. With 3 bedrooms and 2 reception rooms plus a useful cellar. With off road parking, gas heating, double glazing and mature garden. Planning permission has been granted to extend to the rear.
£250 paid towards the eventual purchaser's Moving Costs

- Period 3 bed home
- Planning permission
- 2 reception rooms
- Double glazing
- Extensive garden
- Off road parking

Directions

From our office, turn right onto Victoria Street ring road, go straight over the first set of traffic lights by Steels Westgate and at the Tesco's roundabout traffic lights, take the second exit onto the ring road. Go straight through two sets of traffic lights and proceed along Bath Street. At the next set of traffic lights, the road bears to the left and becomes St Owens Street. Pass the Fire Station on your right hand side and continue the road onto Eign Street and the property can be found on your right hand side.

Introduction

A beautifully presented period semi detached family home situated in a highly sort after location in St James within walking distance from the city centre and a local primary school. In brief, the accommodation comprises: entrance hall, living room, dining room, kitchen, bathroom, 3 bedrooms and an outside WC. With gas heating, double glazing, an enclosed good sized garden and really MUST be viewed.

Description

Entering through the entrance hallway with stripped original wooden floorboards and retaining many period features leads into the 2 reception rooms on the ground floor. The living room is bright with a period fireplace and woodburner making this the focal point of the room. The dining room provides ample space for dining table and chairs with additional storage cupboards built in. The kitchen leads off the dining room providing a well equipped kitchen with matching wall and base units, single electric oven, gas hob and space to house a washing machine and fridge freezer. An external door from the kitchen flows out onto a paved rear courtyard in which there is a garden store and an outside WC which is tiled and fitted to an exceptional standard.
On the first floor the landing leads to all rooms comprising of master bedroom to the front, two further bedrooms and bathroom. The bathroom is fitted with a modern white suite with shower over the bath.

Garden

From the two parking spaces to the front of the property provides access to the enclosed garden mainly laid to lawn with mature shrub borders, garden shed and a pathway to the large patio area spacious enough for outside entertainment and dining. A side pathway follows round to the rear courtyard area.

Services

All mains services are connected to the property.

Herefordshire Council Tax Band C

Location

Park Street is one of the most favoured streets in the city, being positioned in St James, just east and within walking distance of the city centre, yet enjoying the peace, quiet and amenities of the adjoining Cathedral, King George V playing fields, swimming baths and leisure centre and a good range of local amenities including shops, primary school, churches and public houses.



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