



Williams



Williams Estate Agents

Present:

29
Vaga Street
Hereford, HR2 7AT

Guide Price £205,000

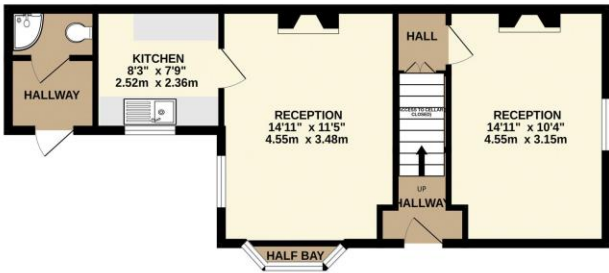
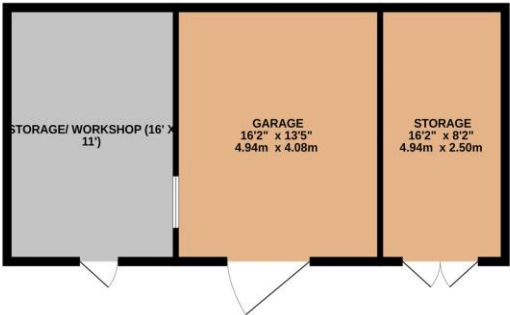
Two Double Bedroom Semi Detached - Period Property With Outbuildings - Central Heating / Double Glazing - Superb City Access & River Walks - No Chain -



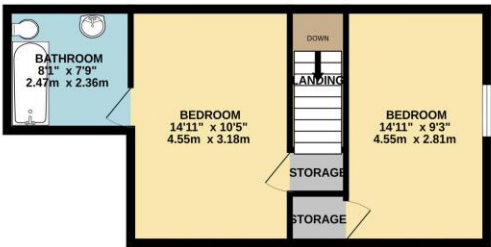
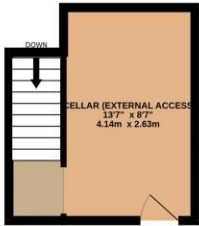
29 Vaga Street, , Hereford, HR 2AT

The Property: ****Charming Period Semi-Detached Home **** A fantastic opportunity to acquire this characterful two-bedroom period semi-detached property, perfectly positioned for convenient access to the city centre and the picturesque River Wye. The home retains a wealth of charm and benefits from modern comforts, including ****central heating**** and ****double glazing****. The accommodation is benefits further from ****downstairs shower room**** and a useful ****cellar****. Outside, the property boasts well-maintained ****gardens**** and a selection of ****various outbuildings****, offering scope for a workshop, additional storage, or perhaps conversion (subject to planning). Ideal for first-time buyers, those looking to downsize, or investors seeking a property in a sought-after location with amenities and riverside walks close at hand. Across the path is pathway which leads to the River. (Image of River not a view from from the property) ****DIRECTIONS:**** Leaving the city southward on Belmont Road, turn right into Hunderton Road, taking your second exit to continue on Hunderton Road, then turn right into Vaga Street. The property will be found at the very end of the road on your left-hand side. ****A viewing is highly recommended to fully appreciate the potential and location this lovely home offers.****

GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Please Refer To Floorplan For Measurements

Entrance Hall

From side with a feature porch, stairs to first floor, door to:

Dining Room

With half height bay window with double glazed window, gas fire with brick surround, inner hall leading to: Sitting Room with double glazed front aspect, gas fire with feature brick surround.

Kitchen

With a range of base and wall units, sink, double glazed window to side, cooker space, leading to Rear Lobby with door to outside and door to Shower Room with shower and Wc.

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First Floor Landing

Bedroom

With double glazed front aspect, radiator, store cupboard.

Bedroom leading to Bathroom

With double glazed rear aspect, store cupboard, door to Bathroom with bath, Wc, wash hand basin, double glazed side aspect, radiator.

Exterior

Superb space with court yard leading to cellar and outbuildings. (See Floorplan). A rear garden laid to lawn with double gates leading to Vaga Street.

Hereford Office

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Free Mortgage Advice

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.