



9 RANELAGH STREET  
Hereford HR4 0DT



Forming part of an established and sought after residential area, a very spacious and well-presented period family house with adaptable accommodation and enclosed and safe garden at the rear.

**Guide Price £625,000**



#### **Situation and Description**

This well cared for house occupies a very convenient position close to shops and local schools, is directly opposite the Hereford Squash and Tennis Club which have paddle courts and is also within walking distance of the city centre. It lies on the western side of the city in an established residential area which is very popular with families. Hereford itself lies on the beautiful River Wye and has a historic cathedral along with excellent shopping facilities, a range of restaurants and cafes, multi-plex cinema, theatre and mainline train station.

The house itself dates from the Victorian era and still retains many original features from decorative mouldings, attractive fireplaces and wooden floors. This much-loved house has been transformed over the years by the current owners to now offer very stylish and comfortable accommodation ideal for a growing family. The house includes all mains services including gas fired central heating, a large and well-equipped kitchen which lies at the rear of the house and opens onto a large, decked area and west facing gardens, ideal for entertaining. There are also four good double bedrooms and two bathrooms along with lots of practical storage space.

On arrival a gated path and steps lead up to the side of the house where a front door leads into a welcoming reception hall. The sitting room is full of character and has a large bay window with modern double glazed sash windows and an open fireplace. A separate large dining room is

ideal for entertaining and again has modern sash double glazed windows, a wooden floor radiator and decorative fireplace.

The kitchen/breakfast room is the main hub of this lovely house and has large, glazed windows and a door overlooking the gardens. Well fitted throughout, there are plenty of cupboards as well as food prep areas, including a large central workstation and breakfast bar. Fittings include a Flavel 7 ring range style cooker, built in dishwasher, deep fill sink, microwave and wine fridge. An adjoining utility room offers additional space and has plumbing for a washing machine as well as a large walk-in pantry. The ground floor also has a well fitted and very useful shower room.

From the hall, a half turn staircase leads up to the first-floor landing where there are four large double bedrooms all with their own character and all supported by a stylish bathroom. An enclosed staircase then leads up to additional attic space.

From the main hall a staircase leads down to the cellar which makes an excellent workshop with lighting and power and direct access through double doors to Ranelagh Street. There is then a separate garage again with double doors to the front.

The gardens then lie to the rear and face due west. They are safe and secure for pets or young children and enclosed on all sides by brick walling. Adjoining the house is a large sun deck with purpose built outdoor kitchen and barbecue area. The decking then leads to a lawn with raised bed and herbaceous borders.

#### **Services and considerations**

Mains water, electricity, gas and drainage connected  
Tenure Freehold  
Council Tax Band E  
EPC Rating D 57/81  
Mobile coverage Very Good  
Broadband Fibre available

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.





Drawing room / dining room and kitchen/breakfast room overlooking the gardens







Three further bedrooms with a supporting bathroom







## Directions

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From the centre of Hereford take the A438 signposted to Brecon and continue for half a mile along Whitecross Road. After passing the large church on the right-hand side take the fourth turning on the right into Ranelagh Street and the property will be found on the left after a short distance.



Total area: approx. 267.9 sq. metres (2883.7 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

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