

93 Park Street, Hereford, HR1 2RE
Guide price £435,000



Character & Country

PROPERTY SPECIALISTS



93 Park Street, Hereford, HR1 2RE

Guide price £435,000

A spacious, fully modernised family home in the sought-after St James area of Hereford, close to the city centre. It features an open-plan kitchen/dining/family room, large sitting room, two/three bedrooms, and a versatile detached annexe (nearing completion) suitable for various uses. The property offers extensive off-road parking, an enclosed garden, and potential for further reconfiguration or extension (subject to consents).

SITUATION AND DESCRIPTION

The St James area of Hereford is a popular and sought-after location just a short walk from the city centre. It offers easy access to a wide range of services and amenities, shops, supermarkets, cafes, pubs, bars, and Herefords railway and bus stations. The area is close to local parks, walks along the River Wye, and the cycle route to Rotherwas.

93 Park Street, a former shop now transformed into a spacious family residence with excellent scope for further alteration, reconfiguration and extension (subject to obtaining any necessary consents), offers a large sitting room, an open-plan kitchen, dining and family room, utility and shower room to the ground floor with to the first floor, a rear double bedroom overlooking the garden, a cot room, family bathroom and a large master bedroom (with two windows and the potential to sub-divide if required to create an additional bedroom).

The property has been fully double glazed, re wired and has a newly installed central heating system. High efficiency traditional style radiators have been installed and there is a superb Clearview wood burning stove in the family room.

It also includes a versatile annexe nearing completion in the rear garden, perfect for a home office or studio, Airbnb rental, or accommodation for an elderly/ dependent relative.

With rare and extensive off road parking for up to six vehicles and good schools nearby, 93 Park Street offers an ideal opportunity for a buyer to acquire a spacious property with many interesting possibilities.

In more details the property comprises

ENTRANCE HALL

Double-glazed door with a mat inset, radiator, coat hooks, and Karndean LVT flooring, smoke alarm and stairs to the first floor.

SITTING ROOM

The sitting room has two double-glazed windows to the front elevation, a decorative fire set in a cast iron hearth, and a TV point, creating a cosy and functional living space.

KITCHEN/DINING/FAMILY ROOM

The spacious L shape kitchen/dining/family room is fitted with Karndean flooring and a comprehensive range of antique white coloured wall and base units. It includes a double bowl china Belfast sink with a mixer tap, oak work surfaces with an upstand, an integral five-ring induction hob, two built-in under-counter ovens, a dishwasher, a fridge freezer, and an extractor. The dining/family room has two traditional-style radiators and double-glazed doors leading onto the rear gardens and patio. There is a separate door to the parking area from the family room, a TV point and Karndean flooring. A Clearview wood-burning stove was installed in 2023.

UTILITY ROOM

The utility room has an oak work surface space with a stainless steel single-drainer sink unit and mixer tap, space and

plumbing for an automatic washing machine and tumble dryer, and wall cupboards for additional storage. There is a radiator, a window to the side elevation, and a wall-mounted Worcester combi boiler as part of the newly installed central heating system. The utility room is finished with Karndean flooring.

SHOWER ROOM

The shower room includes a low-level WC and an integrated wash hand basin with a mixer tap. There is a 'rainfall' shower with a cubicle and curved glazed doors, a window to the side elevation, the consumer unit and lino floor.

FIRST FLOOR LANDING

The landing provides loft access and has a window to the side elevation. Doors to

MASTER BEDROOM

The master bedroom has two double-glazed windows to the front elevation, a double radiator, and telephone and internet points. This room could easily be sub divided if required to create two smaller bedrooms or equally the cot room could be incorporated to provide ensuite facilities if required.

COT ROOM/STUDY

This compact room includes a radiator and a window to the side elevation, making it suitable for a nursery, small office or possible conversion to provide ensuite facilities to the master bedroom.

REAR BEDROOM

The rear double bedroom has a radiator and a window overlooking the rear gardens, offering a peaceful and pleasant outlook.

BATHROOM

The bathroom is fitted with a freestanding ball and claw foot roll-top bath, complete with rainfall and handheld showers. Radiator, tiling, low-level WC, and windows to the side and rear elevations.

OUTSIDE

To the front of the property is a large gravelled parking area, providing space for approximately six vehicles. An additional area to the far side offers further storage for bicycles, a motorbike, trailer, or similar. The gardens are fully enclosed within a fence surround and feature a mature apple tree, a large laurel and a spacious decked area. There is an Indian stone patio, a lawned garden, and ample outside lighting.

THE ANNEXE

The Annexe is a highly versatile space, ideal as a work or hobbies room, home office, studio, or consulting room. Subject to any necessary consents, it could also serve as an annexe for an elderly or dependent relative. Constructed with feather-edged board, it has full Kingspan insulation with vapour barrier, tongue-and-groove panels inside, double-glazed windows and a veranda. It is equipped with a gas-fired Worcester boiler, and all services, electricity, gas, and water are ready for connection. Inside, there is a solid oak open-plan kitchen with an integral dishwasher, gas oven and hob, and a single-drainer sink unit with a mixer tap. The sanitary ware is provided and ready for installation, with the boiler already wall mounted.





SERVICES

All main services are connected, including metered water. Internet speed and mobile signal are both very good, ensuring reliable connectivity.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



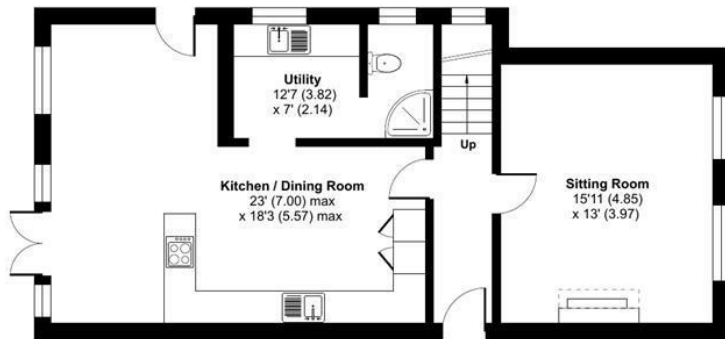
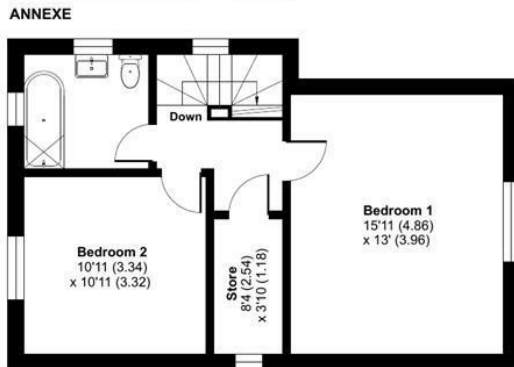
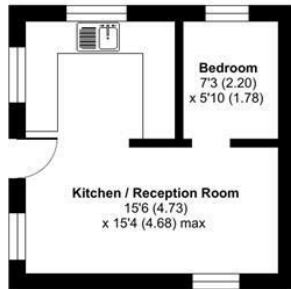
Park Street, Hereford, HR1

Approximate Area = 1218 sq ft / 113.1 sq m

Annexe = 240 sq ft / 22.2 sq m

Total = 1458 sq ft / 135.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Character & Country. REF: 1226482

5 Bridge Street
Hereford
Herefordshire
HR4 9DF
01432 278278

hereford@characterandcountry.co.uk

www.characterandcountry.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	81
England & Wales		
EU Directive 2002/91/EC		



Character & Country

PROPERTY SPECIALISTS

- Sought-after St James area, close to Hereford city centre, parks, and transport links.
- Spacious family home with reconfiguration/extension potential.
- Large sitting room, open-plan kitchen/dining/family room, utility room, and shower room.
- Rear double bedroom, cot room/study, family bathroom, and master bedroom (potential to subdivide or add an en suite).
- Fully double-glazed, rewired, with a newly installed central heating system and high-efficiency radiators
- Clearview wood-burning stove (2023), Karndean flooring, and quality kitchen fittings including Belfast sink and oak worktops.
- Annexe - Insulated and nearly complete, ideal for a home office, studio, or additional accommodation.
- Extensive off-road parking for up to six vehicles, plus storage for bikes or trailers.
- Enclosed rear lawn with mature trees, Indian stone patio, and decking area
- All mains services connected, with excellent internet speed and reliable mobile signal