

79 Park Street, Hereford, HR1 2RD
Guide price £299,950



Character & Country
PROPERTY SPECIALISTS



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Council Tax Band: B

A deceptively spacious period home with a garden studio, cellar, and partly converted loft room offering potential as a superb master bedroom. Around 1600 sq ft of accommodation!

SITUATION AND DESCRIPTION

St James is a well-established residential area just east of Hereford city centre, offering a great balance of convenience and character. It's an easy 15-minute walk to both the bus and train stations, and around 20 minutes on foot to the Old Market shopping and leisure complex, which includes restaurants, a cinema, and a range of national retailers.

The area is popular with families and professionals alike, thanks to its mix of period homes, good local amenities, and nearby schools, including St James C of E Primary. Residents also enjoy easy access to riverside walks along the Wye and green spaces such as Castle Green and Bishop's Meadow. Everything you need is within reach, from shops and cafes to scenic spots for dog walking or a quick escape into nature.

The property itself offers generous accommodation across four floors, blending period features with exciting potential. There is a cellar which could be incorporated into the living accommodation as an extra sitting room, games room, gym or workspace possibly (subject to any necessary consents) and a full-width open-plan loft room is already part-converted and offers a bright, versatile space with great potential. In more detail the property comprises Entrance door to

HALLWAY

With boarded floor extending throughout the principal reception rooms.

SITTING ROOM

With ornate open fireplace.

LIVING ROOM

Again with boarded floor, woodburning stove, arched brick fireplace and chimneybreast, built in period cupboard, drawers and glass fronted display, store cupboard, stairs providing access to

CELLAR

Single compartment, concreted floor, fuel chute

KITCHEN

With work surface space, panelling, eye level wall cupboards, space for cooker. Hob. Stainless steel sink unit 1.5 bowl, plumbing for automatic washing machine. Door to rear.

ON THE FIRST FLOOR

Stairway with quarter landing.

BEDROOM

With masked fireplace, built in wardrobes and storage space.

SINGLE BEDROOM TWO/DRESSING ROOM

With boarded floor

BEDROOM THREE

A good size, bedroom fireplace (not operational), built in wardrobe/cupboard with storage space over.

BATHROOM

With WC, wash hand basin, panelled bath with shower attachment, tiling. Ideal gas fired boiler.

ON THE SECOND FLOOR

Stairway to

OPEN PLAN BEDROOM/STUDIO

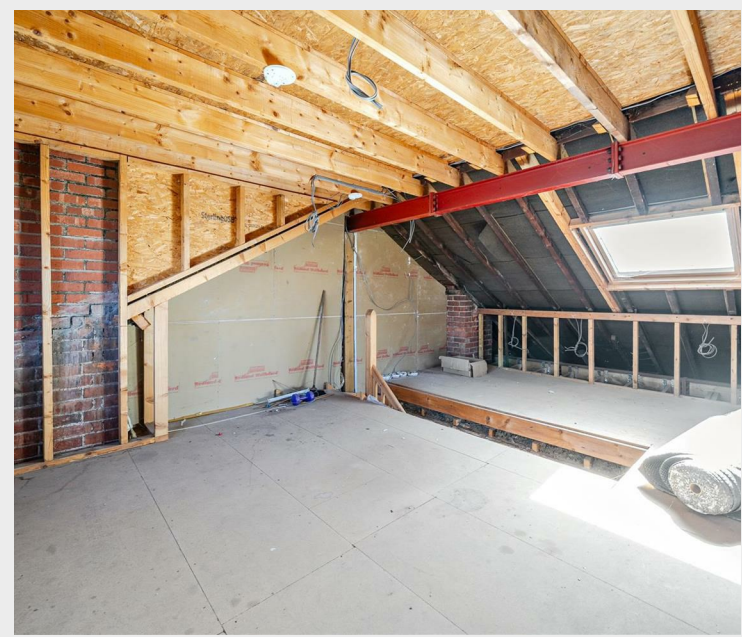
A work in progress currently with boarded floor, double glazed window and velux, ideal opportunity for further loft accommodation, subject to any necessary consents.

OUTSIDE

Paved terrace. Garden Shed, outside Store, timber Garden Shed, lawned garden providing access to very useful timber clad Garden Room/Studio with power and lighting, additional cladding for insulation, useful multi functional room which could provide a home office.








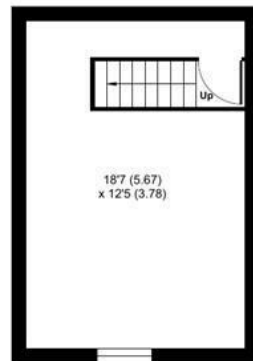
Park Street, Hereford, HR1

Approximate Area = 1601 sq ft / 148.7 sq m

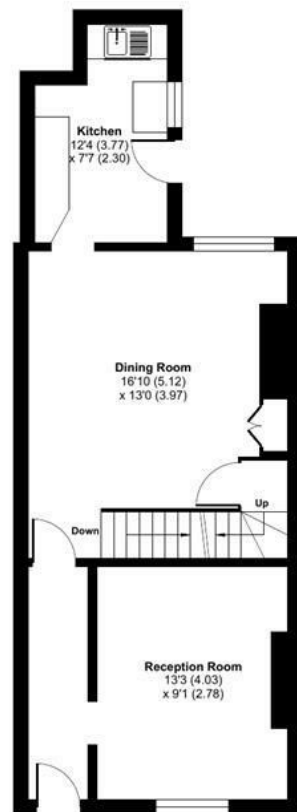
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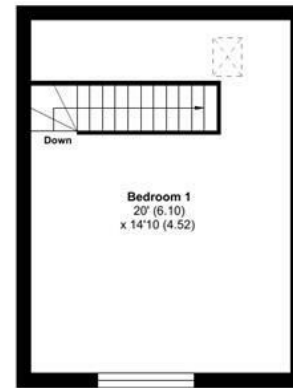
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



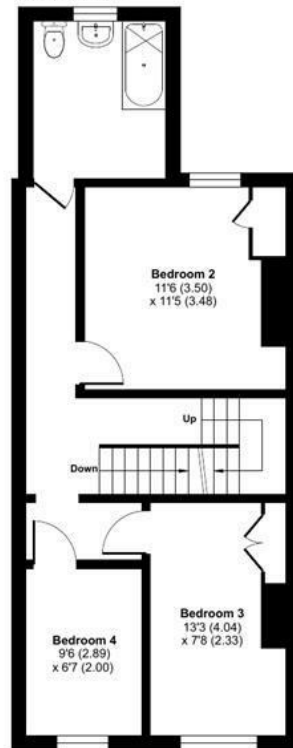
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Character & Country. REF: 1272673



Character & Country

PROPERTY SPECIALISTS

5 Bridge Street
Hereford
Herefordshire
HR4 9DF
01432 278278

hereford@characterandcountry.co.uk

www.characterandcountry.co.uk

- **Very spacious mid-terrace townhouse**
- **Three bedrooms and partially converted loft space offering scope for a superb master bedroom**
- **Two reception rooms with fireplaces and woodburner**
- **Useful cellar room offering scope for further accommodation subject to any necessary consents**
- **Double glazing and gas central heating**
- **Garden with studio with power, lighting and insulation**
- **Convenient central location in walking distance of city centre amenities, parks, schooling and riverside walks**

