



11, St. James Road, Hereford, HR1 2QS
Guide Price £395,000

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LAND & NEW HOMES

11 St. James Road Hereford

CALLING ALL DEVELOPERS!!

A fantastic opportunity to purchase this wonderful period home in the ever popular St James area close to Hereford City centre.

The property is in need of full refurbishment and redevelopment in order to make it a magnificent family home once again.

VIEWINGS WILL BE VIA OPEN DAY(S) - PLEASE CALL FOR DETAILS 01432-266007

- Development Opportunity
- Four double bedrooms
- Ground Floor Extension
- Potential for Annexe or Flat
- Three Reception Rooms
- Garage & Ample Parking
- Wealth of Original Features
- No Onward Chain

Material Information

Guide Price £395,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: D

EPC: (0)

For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

This imposing Victorian red brick, semi-detached property offers a wealth of original features both inside and outside, showing the outstanding craftsmanship typical of the age.

Throughout are cast iron fireplaces with tiled hearths and surrounds, ceiling mouldings and coving, original doors, stained glass leaded windows, fitted cupboards to name a few, all linked together with a beautiful staircase with feature banisters and spindles.

Property Description

The main entrance door is on the side of the property to the entrance hall with patterned quarry tiles, staircase leading up and doors leading off to reception room 1 with bay window featuring stained glass designs, fireplace and window to the side. From the hall is reception room 2 with a bay window to the side, fireplace and door to the rear lobby, also from the hall is the kitchen which has wall and base units under a worktop, gas fired boiler, electric oven and hob and double doors to reception 3. Reception 3 is an extension across the rear of the property with velux window, patio doors to the rear garden and door to the rear lobby. The rear lobby leads to a shower room with WC, basin unit and walk in shower and velux window and has a separate entrance door giving the extended area huge potential to be used as an annexe or holiday let.

The first floor landing is split with one side leading to a separate WC with quarry tiled floor and a bathroom with round jacuzzi bath with shower over and tiled walls and the airing cupboard housing hot water tank. The other side of the landing has doors to two bedrooms and stairs to the second floor. Bedroom 1 has a bay window to the front with stained glass, further window to the side, fireplace with tiled hearth and original fitted cupboards. Bedroom 2 has a window to the side, cast iron fireplace with tiled hearth and wooden mantle over.

The second floor landing has a stain glass window to the side and doors off to bedroom 3 with windows to the front and side and fireplace and bedroom 4 with window to the side and fireplace and doorway to a dressing room / cot room with some limited head room.

Under the stairs in the entrance hall a door leads to steps down to the cellar which comprises of three rooms.

Garden & Parking

The property is approached from the road via a block pavia driveway which provides parking for several vehicles and leads to the main entrance door and secondary entrance door to the rear lobby. The garage has up and over doors to both the front and rear of the garage giving access into the rear garden. There is also a pedestrian gate at the side of the garage leading to the garden. The rear garden can also be accessed via patio doors from the extension to a patio area which extends across to the rear of the garage. The main rear garden is currently overgrown and is enclosed by fencing and brick wall.

Location

St James is a popular residential area within Hereford City and is approx 10 minutes walk from the City centre and all of the amenities that it offers. Nearby, all within a few minutes walk can be found local pubs, takeaways, riverside walks, local shops, the County hospital, local and national transport links including the County bus station and train station.

Services

Mains services are connected to the property

Council Tax - Herefordshire Council Tax Band D

Tenure - Freehold

DIRECTIONS

Leave the City centre on the A438 St Owens St, passing the Fire Station on the left hand side. After a short distance turn right into St James Rd just before the road bears left, the property can be found on the left hand side.



