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117 Widemarsh Street, Hereford, HR4 9EZ

'Centrally located just to the north of central Hereford, a historic three storey house, which is provided with central heating and double glazing.'

£170,000 (Freehold)

Residential Sales and Lettings

117 Widemarsh Street, Hereford, HR4 9EZ

LOCATION

Widemarsh Street lies immediately to the north of Hereford city centre. Within a short distance there are a range of facilities and amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a late Georgian/early Victorian house which offers a generous level of accommodation which is arranged over three storeys. On the ground floor there is a living room, dining room and fitted kitchen, on the first floor there is a double bedroom and bathroom and on the second floor there is a large open plan bedroom which may be capable of sub-division. To the rear of the property there is a yard area and a lawned rear garden. The property is both centrally heated and double glazed and in more detail comprises:

ON THE GROUND FLOOR:

Living Room

3.56m (11'8) x 3.33m (10'11)

With a double glazed window to the front, radiator, concealed meter units, wood laminate flooring and with a painted wooden fire surround. Door to lobby with stairway to the first floor and opening to the:



Dining Room

3.66m (12') x 3.61m (11'10)

With a double glazed window to the rear, continuation of the wood laminate flooring, radiator, ornate period cast iron hob on tiled hearth, original door to under stair cupboard and an arched opening to the:



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Kitchen

3.71m (12'2) x 1.7m (5'7)

With a double glazed window and double glazed door to the side and with a stainless steel single drainer sink unit with mixer tap together with a range of fitted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye-level cabinets. Built-in electric oven with a four ring gas hob over and cooker hood above, part painted panelling to wall to dado height and radiator.



ON THE FIRST FLOOR:

Landing

3.61m (11'10) x 1.52m (5') (including stairwells)

With exposed wooden floorboards, radiator, painted door to bathroom and door to:

Bedroom 2

3.58m (11'9) x 3.45m (11'4)

With a double glazed window to the front, radiator and wood grain effect flooring.

Bathroom

3.63m (11'11) x 2.87m (9'5) (maximum)

With white suite comprising bath with a thermostatically control shower unit over and tiled courses above, pedestal wash basin with tiled courses over and low level wc. Period cast iron fire grate with slate hearth, exposed wooden floorboards, radiator, double glazed window to the rear and with a door to an BOILER CUPBOARD in which is housed a wall mounted as fired boiler which provides central heating and domestic hot water.



ON THE SECOND FLOOR:

Principal Bedroom Suite/Bedroom 1

Which in parts comprises:

Bedroom Area

3.58m (11'9) x 3.43m (11'3)

With a double glazed window to the front, painted fire surround with cast iron inset and tiled earth, wooden floorboards, radiator and with an archway to a:

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Landing/Study Area

3.56m (11'8) x 2.79m (9'2)

With a velux rooflight, radiator and exposed wooden floorboards.



OUTSIDE:

To the rear of the property there is a concrete pathway which leads to a yard area which is approximately 19' long x 11' wide. This area is part laid to concrete and part stoned. There is also a garden store and a gateway then opens to a concrete pathway beyond which there is a further allocated garden area which is approximately 64' long and is currently lawned.



SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND B

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

On foot from central Hereford travel along Widemarsh Street, pass over the ring road, pass the multi-storey carpark and the subject property will be located on the left hand side. If traveling by motor vehicle enter Widemarsh Street, pass the multi-storey carpark and after a short distance the property will be identified on the left hand side by the agents 'For Sale' board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

23rd April 2022

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WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy performance certificate (EPC)

117 Widemarsh Street
HEREFORD
HR4 9EZ

Energy rating

C

Valid until: 3 May 2032

Certificate number: 9600-4076-0122-3101-3523

Property type

Mid-terrace house

Total floor area

88 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

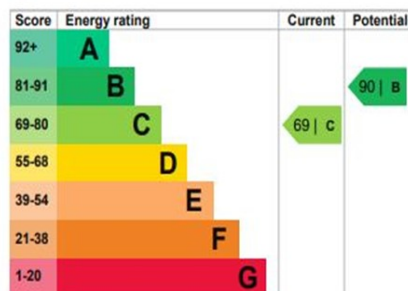
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

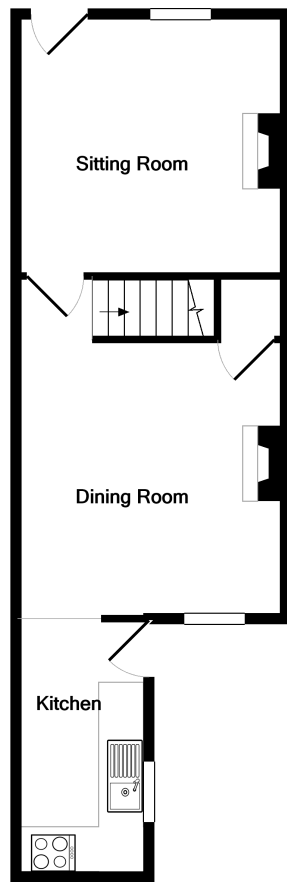
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

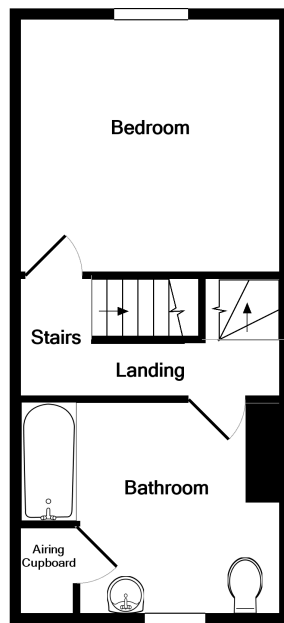
the average energy rating is D
the average energy score is 60



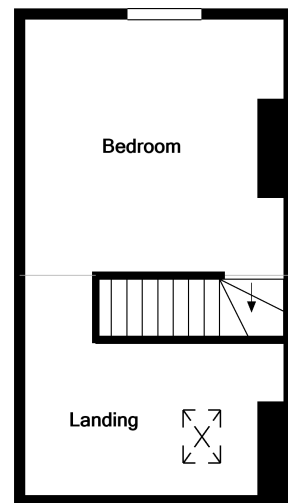
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Ground Floor



1st Floor



2nd Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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