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42 Grenfell Road, St James, Hereford, HR1 2QR

'Set immediately to the east of the city centre in the established and popular St James' residential district a period detached house with two principle reception rooms, large kitchen area together with three bedrooms and bathroom. Cellar and southerly facing gardens in which there is a garage structure'

NEW INSTRUCTION

£350,000 (Freehold)

Residential Sales and Lettings

42 Grenfell Road, St James, Hereford, HR1 2QR

LOCATION

Grenfell Road lies between Green Street and St Owen Street within the St James' residential district, a 'village' within the city which lies to the east of the centre. In the locality there is a church, primary school, corner shop and public house. The area is also accessible to the Canary Bridge, Victoria Bridge over The River Wye and The Cathedral and its environs including Castle Green. 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

Marlas, 42 Grenfell Road is a two storey detached period residence which has replacement double glazed windows and a gas fired central heating system. The property also has a useful cellar area and at the rear there is a garage structure together with a garden with a feature pillared porch area. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Recessed Entrance Porch

With door with glazed upper panels to:

Entrance Hall

4.32m (14'2) x .99m (3'3)

With high ceilings, decorative arch, radiator, picture rail, exposed floor boards, stripped door to the dining room and stripped four panel door to:

The Sitting Room

4.04m (13'3) x 4.06m (13'4) (15'10 into bay)

Again with high ceiling and a double glazed bay window to the front, picture rail, radiator and cast iron fire surround with tiled hearth and feature floor boards.

The Dining Room

4.27m (14'0) x 4.19m (13'9)

With high ceiling, picture rail, double glazed window to the rear, radiator, exposed floor boards and with a stripped door with leaded glass upper panel to:



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The Kitchen/Breakfast Room

4.32m (14'2") x 3.12m (10'3")

With high ceiling, a double glazed window to the side, double glazed folding doors opening to and overlooking the rear garden and a tall storage cupboard in which is housed the wall mounted gas fired boiler. Sunken ceiling lights, base cupboard with marble working surface over and sink unit with wooden drainer and mixer tap. Cooking range, quarry tile floor, under floor heating and door to lower ground floor.



ON THE FIRST FLOOR:

Landing

With borrowed roof light, access hatch to loft space, radiator and with original stripped doors to:

Bedroom 1

5.16m (16'11") x 4.11m (13'6")

With two double glazed windows to the front, radiator and cast iron fire surround.



Bedroom 2

4.22m (13'10") x 3.35m (11')

With a double glazed window to the rear, radiator and cast iron fire surround.

Bedroom 3

3.18m (10'5") x 2.49m (8'2") (plus door recess)

With a double glazed window to the rear and vertical radiator.

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The Bathroom

1.88m (6'2) x 1.65m (5'5)

With tiled walls, tiled floor and white suite comprising bath with mixer tap and shower unit over, pedestal wash basin with mixer tap and low level wc. Double glazed window, extractor unit and ladder radiator.



ON THE LOWER GROUND FLOOR:

Cellar Area

5.18m (17'0) x 3.96m (13')

With a ceiling height of approximately 6'6, electric light and power points.

OUTSIDE:

It is understood that there is an established right of way at the side of the property which leads to a pair of doors in which there is a pebble yard/hard standing area and a detached garage type structure. The remainder of the garden is laid to lawn, a pebbled area and a veranda type structure with decorative canopy over. The rear garden is part enclosed by a high brick wall and there are planted beds and borders.



COUNCIL TAX BAND C

Payable to Herefordshire Council

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.

VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280).


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DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and at the traffic lights turn off right into Green Street. Proceed along Green Street and 42 Grenfell Road will be identified on the left hand side. Alternatively at the traffic lights noted above proceed to and take the right hand turning into Grenfell Road and Number 42 will be denoted on the left hand side.

FOR FURTHER INFORMATION

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

13th February 2024

ID37503

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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

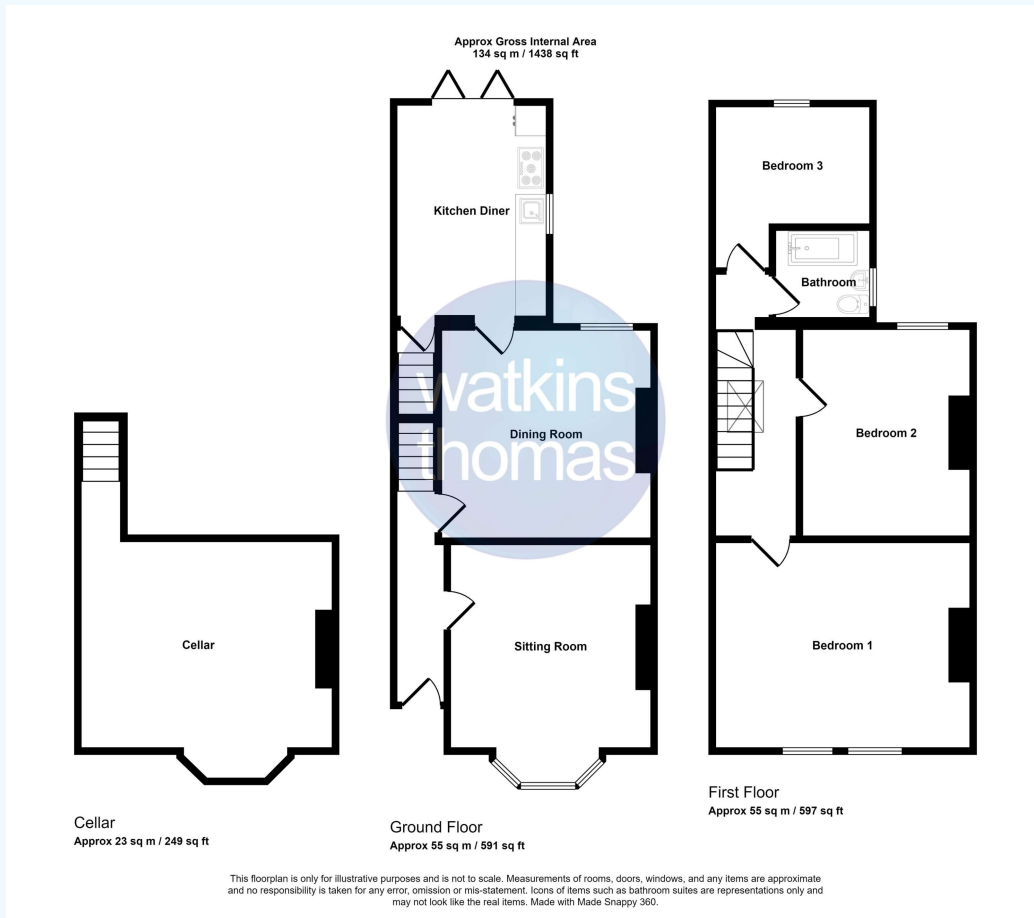
For properties in England and Wales:

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

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. 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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