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## **25 Barrs Court Road, Hereford, HR1 1EQ**

*'An impressive three storey period house with cellars which is located close to central Hereford. Overall it offers extensive, well appointed, centrally heated and double glazed accommodation to include seven bedrooms.'*

**£550,000 (Freehold)**



## 25 Barrs Court Road, Hereford, HR1 1EQ

### LOCATION

Barrs Court Road is set off Aylestone Hill just to the north of Hereford City centre. Within the locality there are a range of amenities. 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

25 Barrs Court Road is a distinctive house which offers extensive accommodation arranged over three principal levels with large cellars below. On the ground floor there is a reception hall with a drawing room and a family/computer room off together with a 28' long kitchen/breakfast room which runs from the front and to the back of the building. There is also a cloakroom and a utility area/side hallway. On the first floor there are four bedrooms, a large bathroom and a cloakroom with three further bedrooms on the second floor. At the front of the property there are car parking facilities and at the rear there is a patio and lawned garden area. Number 25 is an exceptional property and offers excellent family accommodation or alternative uses including consulting, guest house or home offices (subject to obtaining the necessary Local Authority consents). In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Reception Hall

5.84m (19'2) x 2.18m (7'2)

Approached through a wide original front door with glazed upper panels and fan light over with coloured glass panel. Decorative ceiling cornice, stairway with stripped steps, risers and hand rail, radiator with cover, matwell, wood grain effect flooring, 9'10 ceiling height, archway to inner hall and door to the:



#### Drawing Room

4.57m (15') x 5.21m (17'1) (widening to 20' into bay)

With a double glazed bay window to the front, deep cornice, picture rail, deep skirting boards, 9'10 ceiling height, radiator and with a decorative painted fireplace with granite inset and hearth together with living flame gas fire.





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### Television/Family/Computer Room

4.65m (15'3) x 4.6m (15'1)

Again with high ceiling, a double glazed window overlooking the rear garden, coved ceiling, picture rail, deep moulded door surrounds, deep skirting boards, wooden floor and with painted fire surround. Floor to ceiling cupboards and a radiator.



### L-Shaped Inner Hall

With a double glazed door to the rear garden, cornice, matwell, radiator with cover and with doors to a cloaks cupboard, the cellar and the:

### Cloakroom

.94m (3'1) x 2.31m (7'7)

With low level wc, wash basin, shower cubicle with tiled walls and thermostatically controlled shower unit, part tiled walls, tiled floor, double glazed window, coved ceiling, ladder radiator.

### Kitchen/Breakfast Room

8.61m (28'3) x 4.04m (13'3) (maximum)

An exceptional room with double glazed windows to the front and rear, window and door to side hall/utility area. Fitted with a range of wood fronted base cupboard and drawer units with marble working surface over, tiled surrounds and tall pantry cupboard. Recess for fridge, a second pantry cupboard and with a further range of base units again with marble working surface over and tiled surrounds. Recess with floor to ceiling shelf units, coved ceiling, living flame effect electric fire, radiator, double glazed window to side, corner unit in a Welsh dresser style and a one and a half bowl single drainer sink unit with mixer tap. Recess with plumbing for dishwasher and Range Master cooker with five gas rings and two ovens, mosaic tiled splash-back and stainless steel cooker hood. Wall mounted gas fired boiler providing central heating and domestic hot water.





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### Side Hallway/Utility Area

8.23m (27') x 2.31m (7'7')

With mono-pitched ceiling, three velux roof lights, a pair of doors to the front, a pair of double glazed French doors to the rear, under floor heating, ceramic floor tiles and with built-in cupboard with sink unit over and mixer tap, recess for appliances and further wood fronted cupboard.

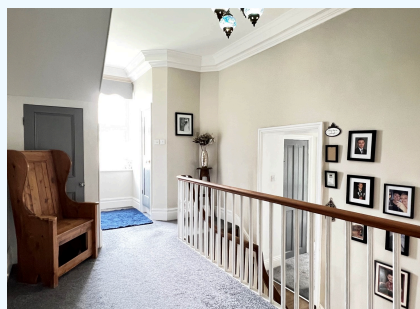


### ON THE FIRST FLOOR:

#### Landing

3.76m (12'4) x 2.82m (9'3) (plus recess with stairway to the upper floor)

With a double glazed window to the rear, door to separate wc and doors to three double bedrooms from the principal landing. From the three quarter landing there is a further landing which is 14' x 3'7 with a double glazed window to the side, coved ceiling, radiator, doors to the family bathroom, bedroom 3 and the AIRING CUPBOARD with pressurised boiler.



#### Bedroom 3

3.81m (12'6) x 3.68m (12'1) (widening to 13'4)

With a double glazed window to the front and radiator.

#### Bathroom

3.61m (11'10) x 3.43m (11'3)

With full suite comprising a 5'6 wide shower cubicle with mosaic tiled walls and thermostatically controlled shower unit, jacuzzi bath with with central mixer tap, wc and twin vanity wash basins with cupboards below and mixer tap. Tiled walls, sunken ceiling lights, coved ceiling, ceramic floor tiles, two ladder radiators and with double glazed windows to two aspects. Second door to airing cupboard.



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### Bedroom 1

5.23m (17'2) x 4.11m (13'6)

With a 9'2 ceiling height, double glazed window with vertical blind to the front, coved ceiling, picture rail, radiator and with a range of fitted cupboards including two double wardrobe units and two single wardrobe units all with cabinets over. Feature decorative fireplace with marble hearth.

### Bedroom 2

4.6m (15'1) x 3.96m (13')

With a 9'5 ceiling height, double glazed window overlooking the rear garden, two radiators and a double wardrobe cupboard with high level cabinets over and a corner of fitted shelf units. Original fire recess.



### Bedroom 4

3.96m (13') x 2.82m (9'3)

With double glazed window to the front and radiator.

### Separate wc

With wc and corner wash basin. Double glazed window.

### ON THE SECOND FLOOR:

### Landing

4.95m (16'3) x 1.83m (6')

With a dormer window area with double glazed window, radiator and doors to:

### Bedroom 5

3.96m (13') x 3.68m (12'1) (plus recess)

With a deep double glazed dormer window to the front, access to eaves storage space, radiator and wardrobe cupboard.

### Bedroom 6

4.06m (13'4) x 3.58m (11'9)

With a radiator, access hatch to loft storage space, deep dormer window area with double glazed window and access hatch to eaves storage.

### Bedroom 7

2.9m (9'6) x 1.75m (5'9)

With a deep dormer window area with double glazed window, access hatch to eaves storage and radiator.





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### ON THE LOWER GROND FLOOR:

#### Cellar Rooms

9.88m (32'5) x 7.01m (23') (maximum)

Separated into areas and with a ceiling height of approximately 6'3, brick floor, double glazed window to the front, electric light, power points, steps, old barrel hatch and windows to the rear.

### OUTSIDE:

At the front of the property there is an extensive carparking area. To the rear of the residence there is a garden area which is approximately 42' wide x approximately 36' deep. The garden area is part given over to a shaped patio and the remainder given over to lawn. On two sides the garden area is a bordered by an established brick wall and at the rear will be by a panel fence.



### 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 F

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.


### VIEWING

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

### DIRECTIONAL NOTE

From central Hereford proceed for the length of Commercial Road, pass over the railway bridge and take the left hand turn into Barrs Court Road where Number 25 will be identified on the right 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](tel:01432272280) . For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

6th March 2024

ID33326

# 25 Barrs Court Road, Hereford, HR1 1EQ

## 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)

25 Barrs Court Road HEREFORD HR1 1EQ	Energy rating <b>D</b>	Valid until: 19 June 2033 Certificate number: 0330-2220-6260-2827-3765
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Property type: Semi-detached house

Total floor area: 288 square metres

### Rules on letting this property

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

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 rating and score

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

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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