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Flat 1/Ground Floor Flat, 10 Harold Street, St James, Hereford, HR1 2QU

'Located within the St James district, 'a village within the city', a very well proportioned, two bedroom, ground floor flat which is provided with gas fired central heating, and has a courtyard hard landscaped garden area and cellar'

NEW INSTRUCTION

£180,000 (Leasehold)

Residential Sales and Lettings

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LOCATION

Set on the corner of Hampton Street and Harold Street in the St James residential district which lies just to the east of the City Centre. The locality is favoured for its community feel and in the neighbourhood there is a local shop, primary school, church, public house and a further range of community services and amenities together with ease of access to riverside walks, The Castle Green and the environs of The Cathedral. 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 Ground Floor Flat/10 Harold Street occupies an extensive ground floor area and was created within a period building and it has its own entrance off Hampton Street. There is a good sized living room, from this room, a door opens to the inner dining/kitchen and then doors open to the two bedrooms, bathroom, the courtyard garden and down to the useful cellar area. Overall room proportions are good and with gas central heating in more detail the accommodation comprises:

ON THE GROUND FLOOR:

The Living Room

4.39m (14'5) x 3.91m (12'10) (with an 8'4 ceiling height)

Approached through a door with glazed upper panels and having sash windows to two aspects with some colour leaded corner lights. Brick fireplace with harlequin tiled hearth, radiator and exposed floor boards. Door to:



The Kitchen/Dining Room

5.82m (19'1) x 2.46m (8'1) (maximum)

With a door to the cellar and with fitted base cupboards with wood block effect working surfaces over, tiled course above and with a single bowl stainless steel sink unit with drainer and mixer tap, recess for cooker, space for dishwasher and cooker hood. Exposed wooden floor boards, wall mounted thermostat and with a stripped original door to bedroom 2, doors to bedroom 1 and the bathroom and a 4'4 wide opening to:



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Utility Area/Rear Porch.

2.08m (6'10) x 1.78m (5'10)

With some exposed floor boards, part with tiled floor, double glazed window, plumbing for washing machine, radiator and double glazed door to patio/courtyard garden.

Bedroom 1

4.09m (13'5) x 3.38m (11'1) (with an 8'4 ceiling height)

With a sash window and radiator.

Bedroom 2

4.11m (13'6) x 3.91m (12'10)

With a sash window to the side and wall mounted gas fired concealed combination boiler which provides central heating and domestic hot water, cupboard and radiator.



Bathroom

2.95m (9'8) x 1.7m (5'7) (plus recess)

With white suite comprising bath with tiled course over, separate shower cubicle, pedestal wash basin and low level wc. Sunken ceiling lights, part panelled walls to dado height and radiator.



ON THE LOWER GROUND FLOOR:

Cellar

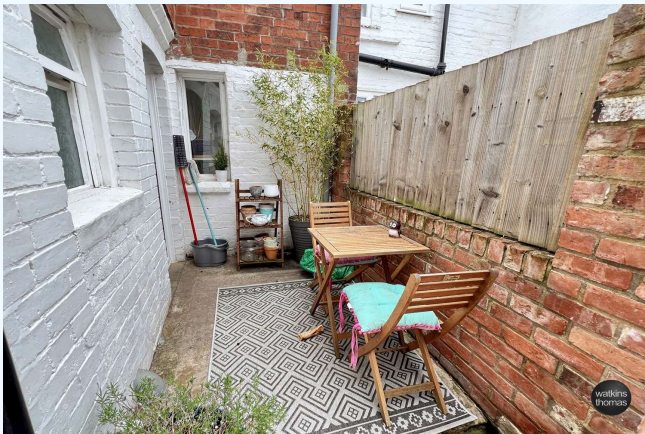
4.37m (14'4) x 3.81m (12'6) (with a ceiling height of approximately 6'2)

With light.

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OUTSIDE:

The property has the benefit of an exclusive courtyard/patio area which in parts are 19'9 x 8'0 and 9'5 x 5'1. The areas are laid to concrete and paving slabs part, with a slate edge and there is a raised planted border.



COUNCIL TAX BAND A

Payable to Herefordshire Council

TENURE

It is understood that the property is held on a long lease which has been extended for a term of 189 years from the 18th December 1989.

SERVICE CHARGE

It is understood that a contribution is made towards the cost of the common areas as and when items occur and to the cost of the buildings insurance.

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.

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DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and at the traffic lights turn right into Green Street. Continue along Green Street and just before the shop turn left into Harold Street. The property will be identified on the right hand side on the corner of Harold Street and Hampton Street.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc or Antony J Gough (Est Man) FNAEA 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.

16th May 2024

ID35011

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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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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.

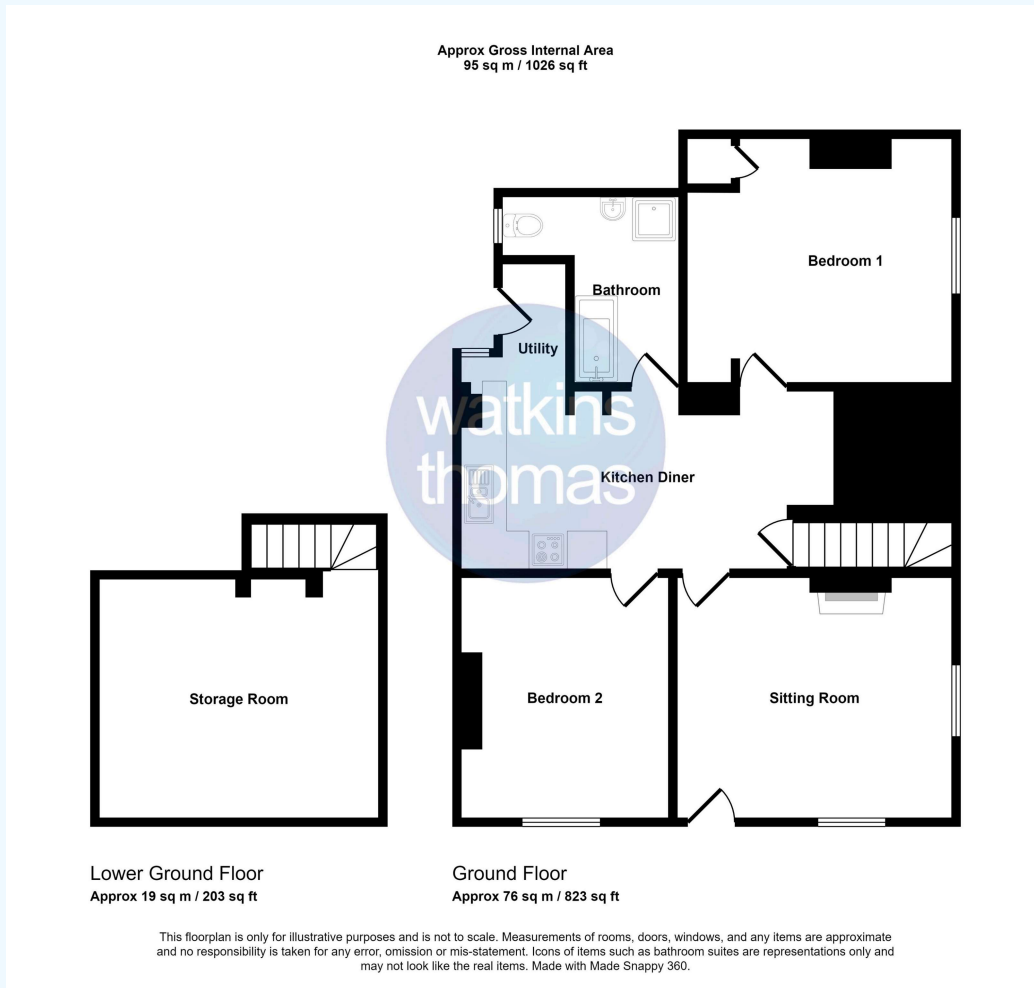
For properties in England and Wales:

- 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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