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95, Park Street, Hereford, HR1 2RE

'Set on the edge of St James in a unique neighbourhood community, an appealing end of terraced period home which offers a comfortable level of accommodation that is centrally heated and double glazed, with cellar space and an enclosed rear garden.'

£235,000 (Freehold)

95, Park Street, Hereford, HR1 2RE

LOCATION

Park Street is located in the popular St James residential district which lies just to the east of central Hereford. St James is an area which is highly sought for its community atmosphere and is near riverside meadows. In the locality there are a range of amenities including a primary school, church, neighbourhood shop and public houses. The facilities offered by central Hereford are within level walking distance 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

95 Park Street is an end of terrace period property which is centrally heated and double glazed. The accommodation comprises an entrance porch, sitting room, kitchen, utility area and bathroom on the ground floor together with two bedrooms on the first floor. The property has the benefit of a cellar area and an enclosed rear garden. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With a double glazed door to the front, dual aspect double glazed windows, tiled flooring and a glazed door to the:

Sitting Room

3.51m (11'6") x 3.12m (10'3")

With a double glazed window to the front, wood burning stove with decorative surround and tiled hearth, radiator and an opening to the:



Kitchen

3.1m (10'2") (Maximum) x 3.3m (10'10")

With stairs to the first floor, double glazed window to the rear, Belfast style sink with mixer tap, base units under with work surface over and tiled surrounds, together with wall units and plate rack. Recess for range style cooker, radiator, door to the cellar and door to the:

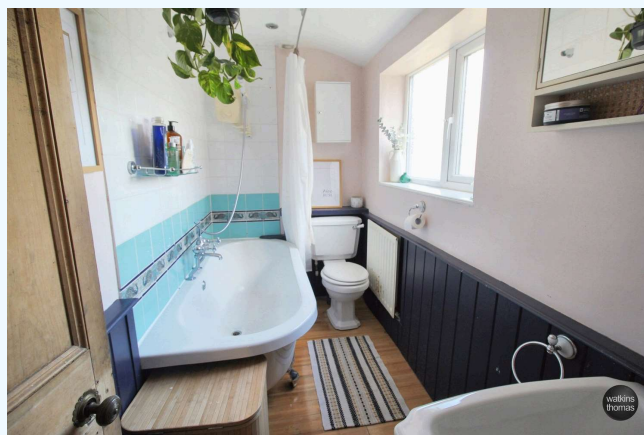
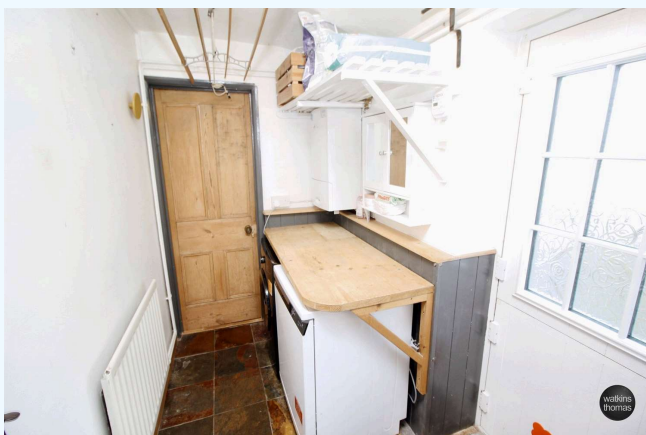


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Utility Area

2.49m (8'2) x 1.47m (4'10)

With a side aspect double glazed door, plumbing for washing machine and dishwasher, wall mounted gas fired boiler which provides central heating and domestic hot water, radiator, slate flooring and door to the:



Bathroom

With a double glazed window to the side and suite comprising roll top bath with mixer tap with shower attachment, tiled surrounds and shower unit over, low level wc, pedestal wash basin with tiled course over. Radiator, wooden flooring, inset spotlights and light with shaver point.

ON THE FIRST FLOOR:

Landing

With access hatch to loft space and doors to:

Bedroom 1

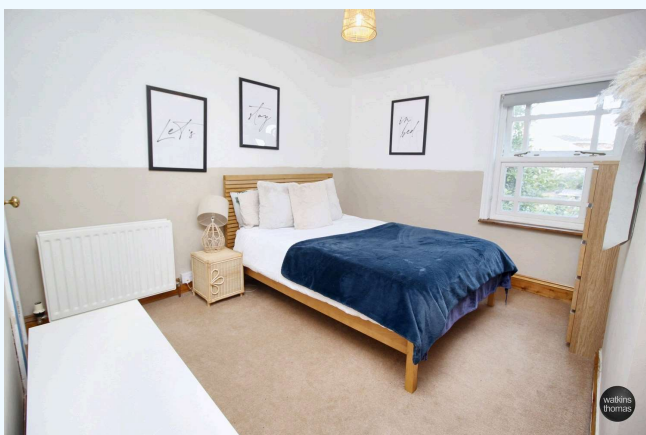
3.12m (10'3) (Maximum) x 3.38m (11'1)

With a double glazed window to the front, radiator and exposed floorboards.

Bedroom 2

3.38m (11'1) x 3.1m (10'2) (Maximum)

With a double glazed window to the rear, storage cupboard and radiator.



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ON THE LOWER GROUND FLOOR

Cellar

4.09m (13'5) x 3m (9'10) (Maximum)

With a double glazed skylight, radiator and under stairs storage cupboard.



OUTSIDE:

To the front of the property there is a courtyard area with pathway to the front door. To the immediate rear of the property there is a patio area beyond which is an area of lawn and pathway leading to the end of the garden where there is a gravelled patio and a SUMMER HOUSE with glazed window and door to the front. Within the rear garden there are planted borders and the garden is enclosed by fencing to provide a degree of privacy.



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AGENTS NOTE

The subject property has a right of way across the neighbouring properties.

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

Council Tax Band B, payable to Hereford Council

DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and at the traffic lights bear right into Green Street. Continue for the length of Green Street and take the left hand turn into Park Street where Number 95 will be located on the left hand side.

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, www.onthemarket.com or www.guildproperty.co.uk.

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.

20th June 2024

ID38718

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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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 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.

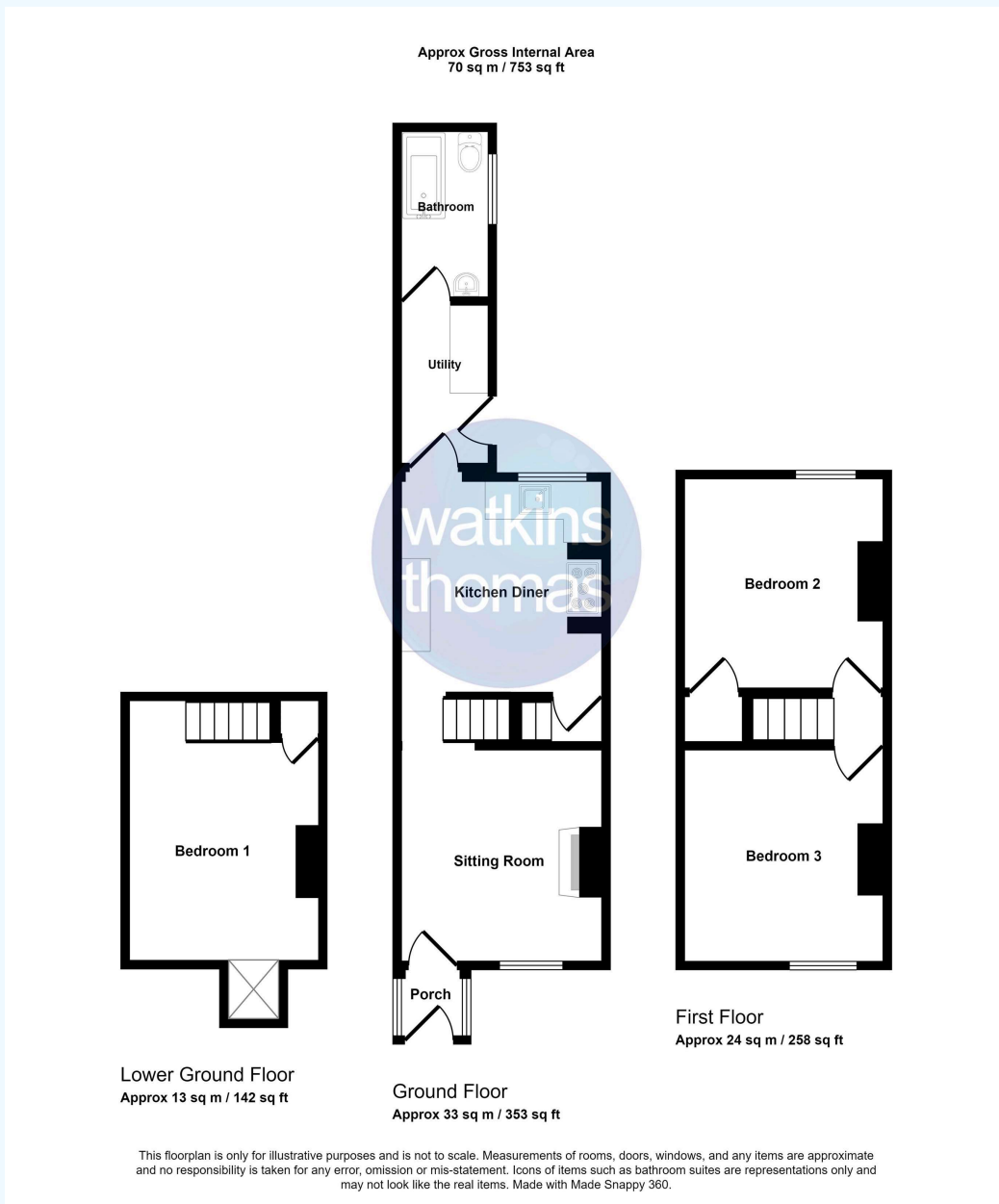
For properties in England and Wales:

- 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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