



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### **3 Green Street, St James, Hereford, HR1 2QG**

*'Located on the city end of Green Street, within the St James district, a three bedroom end of terrace home which is provided with central heating and double glazing'*

**£260,000 (Freehold)**

## 3 Green Street, St James, Hereford, HR1 2QG

### LOCATION

St James is a sought after residential address which lies just to the east of the city centre. The locality is served by a range of amenities including a primary school and church together with local shop and public houses. St James is recognised as a 'village within the city' and the city as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

3 Green Street is an end of terrace period house which has an entrance hall, sitting room with bay front window, a dining room and modern kitchen area. There is also a utility lobby and downstairs cloakroom with three bedrooms and a bathroom on the first floor. On the lower ground floor there is a cellar and at the rear a garden area. In more detail this property offers:

#### ON THE GROUND FLOOR:

##### Porch Recess

With quarry tile floor and door with glazed upper panels to:

##### The Entrance Hall

3.23m (10'7") x .91m (3')

With coved ceiling, wall mounted thermostat, radiator and having doors to the cellar, dining room and

##### The Sitting Room

3.2m (10'6") x 3.71m (12'2") (into bay)

With a double glazed bay window to the front, coved ceiling, timber fire surround with tiled inset, hearth and gas fire. Radiator.



##### The Dining Room

4.29m (14'1") x 3.35m (11')

With stairway to first floor, coved ceiling, double glazed window to the rear, wall light points, gas fire and radiator. Multi pane door to:



##### The Kitchen

3.38m (11'1") x 2.74m (9')

With a double glazed window to the side, door to outside and modern base cupboards and drawer units with soft close doors, wood grain effect working surface over, fitted upstand and matching eye level cabinets. Single drainer sink unit with mixer tap, recess with plumbing for dishwasher, built-in electric oven with four ring gas hob over, splash back and cooker hood above. Wood grain effect flooring which continues through to the:



## 3 Green Street, St James, Hereford, HR1 2QG

### Utility Lobby

1.35m (4'5) x 1.27m (4'2)

With a single drainer sink unit with mixer tap, base cupboard, plumbing for washing machine and double glazed window. Door to:



### The Cloakroom

1.24m (4'1) x .86m (2'10)

With low level wc, double glazed window, radiator and wood grain effect flooring.

### ON THE FIRST FLOOR:

#### Landing

With a double glazed window to the side. Wall light point, access hatch to loft space, radiator and original stripped pine doors to:

#### Bedroom 1

3.1m (10'2) x 4.29m (14'1) (maximum)

With two double glazed windows to the front, radiator, dressing table alcove with mirror and shower cubicle with tiled walls and wall mounted electric shower unit.

#### Bedroom 2

3.35m (11'0) x 2.9m (9'6) (average)

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



#### Bedroom 3

2.49m (8'2) x 2.49m (8'2) (plus door recess)

With a double glazed window to the rear and radiator.

## 3 Green Street, St James, Hereford, HR1 2QG

### Bathroom

2.18m (7'2) x 1.7m (5'7)

With coloured suite comprising bath with shower attachment to the taps and screen, pedestal wash basin and low level wc. Double glazed window, radiator and wood grain effect flooring.



### ON THE LOWER GROUND FLOOR

#### Cellar

4.27m (14'0) x 4.11m (13'6) (including stairwell)

With a head height of approximately 6'.

#### OUTSIDE:

At the front of the property there is a low brick wall in which a picket gate opens to a shallow yard with front door beyond. At the side of the property there is a shared pathway across which there is a means of access to the rear of other properties. The rear garden is about 19'6 wide by 11' deep average excluding the pathway.



### COUNCIL TAX BAND B

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE

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.

### 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.

### DIRECTIONAL NOTE

From central Hereford proceed along St Owen Street and at the traffic lights, in St Owen Street, bear right into Green Street. Number 3 will be identified on the left hand side by the agents for sale board.

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.



### 3 Green Street, St James, Hereford, HR1 2QG

#### 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](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).

9th May 2025  
ID40638

#### 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	57 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

#### 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.

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.