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52 St. Guthlac Street, Portfields, Hereford, HR1 2EX

'Located near to Herefords' central facilities, a three bedroom end of terrace home which is centrally heated and double glazed. There are garden areas and parking facilities'

£250,000 (Freehold)

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LOCATION

St Guthlac Street is centrally located close to the city centre and near to Hereford's hospital, railway and bus stations. Hereford offers a wide range of shopping, leisure and recreational facilities together with educational establishments.

DESCRIPTION

52 St Guthlac Street is an end of terrace, 1930's house, which is centrally heated and double glazed. On the ground floor there is a hall with doors to the sitting room and breakfast kitchen with door off to the rear lobby, off which there is a cloakroom. On the first floor there are three bedrooms and a shower room. The property has the benefit of a driveway and there are garden areas to both the front and rear. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With a double glazed door with leaded light to:

L Shaped Reception Hall

Having a return stairway to the first floor. Door to under-stair cupboard, radiator and with doors to the kitchen/breakfast room and the:

Sitting Room

5.11m (16'9) x 3.56m (11'8)

With a leaded double glazed window overlooking the rear garden and with leaded double glazed window to the front. Coved ceiling, radiator and timber fire surround with marble inset and hearth and living flame gas fire.



Kitchen/Breakfast Room.

3.66m (12'0) x 3.4m (11'2)

With leaded double glazed window to the side, coved ceiling and fitted with an extensive range of wood fronted base cupboards with roll edged working surface over, tiled surrounds and matching eye level cabinets including leaded glass doors. One and a half bowl stainless steel sink unit with mixer tap, recess with space for cooker, recess with plumbing for washing machine and recess for an upright fridge/freezer. Radiator and having a part tiled floor which leads through to the:



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Rear Lobby

With leaded double glazed door to the rear, floor to ceiling cupboards and with a door to the cloakroom.

Cloakroom

.81m (2'8) x 1.27m (4'2)

With a low level wc, radiator, tiled floor and leaded double glazed window.

ON THE FIRST FLOOR:

Landing

3.23m (10'7) x 1.42m (4'8)

Approached over a return stairway, leaded double glazed window to the front, radiator, access hatch to loft storage space and wall mounted thermostat. Doors to:

Bedroom 1

3m (9'10) x 3.96m (13') (15ft 2 to the rear of the wardrobes)

With a leaded double glazed window overlooking the rear garden, radiator and along one wall there are four sets of sliding doors, (two of which are mirror fronted) to a wardrobe area. Coved ceiling.



Bedroom 2

3.53m (11'7) x 2.39m (7'10)

With leaded double glazed window to the rear. Radiator.

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Bedroom 3

3.66m (12'0) x 2.01m (6'7)

With a leaded double glazed window to the front, coved ceiling. Radiator.

Shower Room

1.83m (6'0) x 1.83m (6')

With sliding doors to a walk-in shower area which has boarded walls and an electric shower unit, low level wc and vanity wash basin. Leaded double glazed window, radiator and door to over-stair airing cupboard with insulated hot water cylinder.



OUTSIDE:

At the side of the property there is a concrete driveway which leads to the rear and a hard standing area.

The driveway is flanked by a bed of fuschias and immediately to the front of the property there are flowering plants. A particular feature of the garden is the rectangular lawn around which there are specimen rose bushes and there is a further established rose garden at the front. Immediately to the rear of the property there is a concrete yard area and a rear garden with an area of lawn and deep gardens which feature a trellis with rose over, a further trellis with rose over and beds of flowering plants and shrubs. Within the rear garden there is also a small summer house.



COUNCIL TAX BAND B

Payable to Herefordshire Council

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.

AGENTS NOTE

The property is sold as part of an estate. Probate has been applied for but not yet granted (as at 24th August 2024).

AGENTS NOTE II

It is understood that a right of way which, serves Number 50 St Guthlac Street, is enjoyed over the subject property.

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.

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VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

The most direct vehicular route from central Hereford is to turn off Bath Street into Kyrle Street and then take the second right hand turning into St Guthlac Street. Number 52 will be identified 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.

27th August 2024

ID38979

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.

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.