



**25 ST. JAMES ROAD  
HEREFORD HR1 2QS**

**£545,000  
FREEHOLD**

Situated in the highly sought-after location of St. James, just a short walk from Hereford City Centre, lies this immaculately presented and thoughtfully extended five-bedroom semi-detached family home with the addition of off road parking, a large garage & walled rear garden. A perfect marriage of preserved period character and high-end contemporary design, this residence offers an expansive and versatile layout across three floors. From the original Victorian features to the breathtaking open-plan living spaces, every detail has been meticulously refined to offer the pinnacle of city-edge living.

**Flint  
&  
Cook**

# 25 ST. JAMES ROAD

- Immaculately presented throughout
- Five bedroom semi detached home
- Sought after residential location
- Driveway, garage & walled garden
- Ideal family home
- Must be viewed!



## Ground Floor

A recessed porch and elegant feature door open into the

## Reception Hall

A bright entrance hall featuring a beautiful tiled floor and carpeted stairs. This practical space includes a radiator, ceiling lighting, and plenty of room for coat and shoe storage, serving as the central hub for the ground floor.

## Sitting Room

The formal sitting room exudes period charm, featuring beautifully exposed wooden floorboards, classic coving, and a large double-glazed bay window. The focal point is a cozy wood-burning stove set within a marble surround and tiled hearth, flanked by bespoke fitted cabinetry in the recesses.

## Living Room

This inviting living space is finished with plush fitted carpeting and elegant coving, centered around a feature fireplace with a decorative tiled hearth. The room is bathed in natural light from a double-glazed window to the front aspect and features bespoke fitted shelving to both chimney recesses, providing a perfect blend of character and practical storage.

## Kitchen/Dining Room

The heart of the home is this spectacular open-plan kitchen and dining suite, designed for both culinary precision and social gatherings. The kitchen is fitted with a sophisticated range of navy blue matte cabinetry complemented by extensive workspace and a premium freestanding Rangemaster cooker. High-end integrated appliances include a dishwasher and fridge/freezer, while a central breakfast bar offers a casual spot for morning coffee. The space flows seamlessly into a bright dining area, where bi-folding doors open entirely to the rear garden, creating a perfect indoor-outdoor transition. The room is finished with a mix of porcelain tiling and wood-effect flooring, recessed spotlights, and provides access down to the cellar.

## Utility/Boot Room

Featuring a range of fitted wall and base units that provide extensive storage and workspace. This bright, organized space includes a sink and drainer, wood-effect flooring and a dedicated utility cupboard offering discrete plumbing and space for a washing machine. A radiator ensures the area remains warm and dry—perfect for coats and laundry—while a pedestrian door offers convenient access to the garden and garage. This room also provides internal access to the downstairs cloakroom.

## Downstairs Cloakroom

The downstairs cloakroom is tastefully finished and features a low-flush

WC and a wash hand basin with a stylish tiled splashback. The space is naturally brightened by a double-glazed window and is completed with a radiator and a central ceiling light point.

## Cellar

Offering fantastic potential for conversion to create additional living or bedroom space. The cellar houses the gas and electric meters and the electric fusebox with light and power already in situ.

## First Floor Landing

The first-floor landing is a bright and welcoming space, featuring plush fitted carpeting and a traditional cast iron radiator that enhances the home's period character. Two ceiling light points and a double-glazed window to the front aspect ensure the area is well-lit, while the carpeted staircase continues to the second floor. From here, elegant doors lead to the four primary bedrooms and the family bathroom.

## Bedroom One

The principal bedroom is a beautifully proportioned and light-filled retreat, featuring a large double-glazed bay window to the front aspect. The room's character is defined by a striking exposed brick feature fireplace with a decorative tiled hearth, all set against a backdrop of plush fitted carpeting. This spacious master suite is completed with two radiators and a central ceiling light point.

## Guest Bedroom with En-Suite

This sophisticated guest suite features plush fitted carpeting and a striking period fireplace with a tiled hearth, complemented by a classic cast iron radiator. The room is brightened by a double-glazed window with a bespoke fitted blind and provides private access to:

The En-suite Shower Room: A modern and stylish space featuring a corner shower cubicle with a mains-fed rainfall shower head and elegant tiled surround. The suite is completed with a pedestal wash hand basin with a tiled splashback, a low-flush WC, and a heated towel rail. Recessed spotlights, a tiled floor, and a double-glazed window with a fitted blind ensure a bright, premium finish.

## Bedroom Three

This charming double bedroom is finished with plush fitted carpeting and features a characterful period fireplace as a focal point. The room is naturally bright, with a double-glazed window to the front aspect, and is completed with a central ceiling light point and a radiator.

## Bedroom Four

Another well-proportioned bedroom featuring plush fitted carpeting and a double-glazed window overlooking the tranquil rear garden. This room

offers excellent practicality with two built-in storage cupboards, one of which discreetly houses the Worcester Bosch gas central heating boiler.

#### Family Bathroom

The family bathroom features a magnificent freestanding claw-foot bath alongside a large walk-in shower with a sleek tiled surround. The suite is elegantly finished with part-paneled walls, a pedestal wash hand basin, and a low-flush WC. Two double-glazed windows provide an abundance of natural light, reflecting off the premium tiled floor and complemented by recessed spotlights and a traditional-style radiator.

#### Second Floor Landing

The staircase rises to the second-floor landing, a bright and airy space finished with plush fitted carpeting. A Velux window floods the area with natural light, complemented by a soft wall light for the evening. This level also provides practical access to a dedicated loft storage space, with a door leading into the fifth bedroom.

#### Bedroom Five

Occupying the second floor, this impressive fifth bedroom serves as a private retreat, enjoying a bright dual aspect with a Velux window to the front and a double-glazed window overlooking the rear garden. The room is finished with plush fitted carpeting and features a charming period fireplace as its focal point, creating a cozy yet spacious atmosphere. This versatile space is completed with a central ceiling light point and a radiator.

#### Rear Garden

The rear garden is a true standout feature, boasting a highly desirable south-east facing aspect that creates a private, sun-drenched sanctuary. Directly accessible from the kitchen and dining area, a substantial raised decked terrace provides an exceptional space for alfresco dining and entertaining.

From the decking, steps lead down to a well-maintained level lawn, framed by a curated selection of plants and mature shrubbery. This expansive outdoor space also includes two additional seating areas, perfectly positioned to enjoy the sun throughout the day. The entire garden is enclosed by traditional brick walling, which adds significant character and provides a high degree of privacy.

#### Office/Snug

The Office/Snug is a beautifully versatile space, finished with warm wooden flooring and sleek recessed spotlights. A double-glazed window overlooks the greenery of the rear garden, while French doors open directly onto the patio, allowing for a seamless transition to the outdoors—perfect for a peaceful work-from-home environment or a quiet garden room.

#### Frontage & Parking

The property is approached via a neat concrete driveway providing secure off-road parking, with clear potential to expand the parking area if required. A concrete pathway leads to the front door, while a charming wrought-iron gate offers a separate pedestrian entrance. There is also direct access to the large garage, which further enhances the property's practicality.

#### Garage

The property features a substantial garage equipped with both light and power, offering much more than simple storage. To the front, traditional doors provide secure access, while the rear is uniquely fitted with double-glazed French doors that open directly onto the garden. This thoughtful feature not only allows for an abundance of natural light but also offers the potential to utilize the space as a workshop, hobby room, or additional garden-side entertaining area.

#### Directions

From Hereford City Centre proceed East on Blue School Street continuing into Bath Street taking the left hand turning at the traffic lights onto St Owen Street and taking the fourth right hand turn into St James Road where the property is situated on the left hand side a short distance down.

#### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### Opening Hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

#### Outgoings

Water and drainage rates are payable.

#### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

#### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

#### Tenure & Possession

Freehold - vacant possession on completion.

#### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## 25 ST. JAMES ROAD





**EPC Rating: D** **Council Tax Band:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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