



**25 PORTFIELD STREET  
HEREFORD HR1 2SD**

**£335,000  
FREEHOLD**

Situated in the sought-after area of St James, this is a fantastic opportunity to purchase a successful house in multiple occupation (HMO), or alternatively to convert the property back into a family home. The property comprises six double bedrooms, two shower rooms, a kitchen/dining area, and a low-maintenance rear garden. Viewing is highly recommended. The property is being sold with the added benefit of no onward chain.

**Flint  
&  
Cook**

# 25 PORTFIELD STREET

- Successful house of multiple occupancy • Semi detached house • A viewing is highly recommended • 6 double rooms/ 4 bedroom house • Sought after location • No onward chain!



## Ground floor

With entrance door leading into

## Entrance hallway

With carpeted stairs leading up, three ceiling light point, door leading down to the cellar, ample space for coats and shoes, exposed brickwork, heating thermostat and doors to

## Inner hall/Boot room

With fitted wall and base units, ample work surface space, space for tumble dryer, opening into the kitchen, door out to the rear and door into the

## Kitchen

With fitted wall and base units, ample work surface space over, electric hob and oven with extractor over, 1 1/2 bowl sink and drainer unit, integrated fridge freezer, under counter space for washing machine, two double glazed windows and two velux, radiator, ample space for dining.

## Secondary Kitchen/Scullery Area

With contrasting wall and base units, work surface space over, space for a free standing fridge/freezer, large opening into the kitchen, door into the ground floor shower room and door leading out to rear garden.

## Shower room

With fitted shower cubicle, low flush w/c, pedestal wash hand basin, double glazed window, radiator.

## Room 1 - Rent £120.00

A large double bedroom with fitted carpet, ceiling light

point, radiator, bay window to the front aspect with single glazed sash windows and door to the front.

Current weekly rent £120.00

## Room 2 - Rent £95.00

A double bedroom with fitted carpet, double glazed windows, radiator and ceiling light point. Current weekly rent £95.00.

## First floor landing

With fitted carpet, ceiling light point, exposed brickwork, three ceiling light points, stairs to the second floor and doors to

## Shower room.

With walk in shower, pedestal wash hand basin, low flush w/c, chrome heated towel rail, single glazed window and large built in airing cupboard.

## Room 3 - £105.00

A large double bedroom with fitted carpet, radiator, ceiling light point, double glazed window to the front aspect, double built in wardrobe. Current weekly rent £105.00.

## Room 4 - £105.00

Double bedroom with radiator, fitted carpet, ceiling light points single glazed sash window and sink with tiled splash back. Current weekly rent £105.00.

## Second floor landing

With fitted carpet, fire extinguisher, and doors to

#### **Room 5 - £115.00**

A double bedroom with fitted carpet, double glazed window and single glazed window, radiator, ceiling light point, loft hatch and door to eaves storage. Current weekly rent £115.00.

#### **Room 6 - £110.00**

A large double bedroom with fitted sink unit, radiator, double glazed window to the side and single glazed window to the rear, doors to eaves storage, ceiling light point. Current weekly rent £110.00.

#### **Outside**

To the front a small courtyard with access to the front door, a side access gate provides access to a low maintenance rear garden laid to stone and patio. Enclosed by hedging and fencing with useful outside wooden storage shed.

#### **Cellar**

A door from the entrance hallway has stairs leading down to the cellar where the gas and electric meters can be found. The cellar is fireproofed and there is scope for conversion subject to the necessary consent.

#### **Agents note**

The property can be sold with contents and all contracts passed to the new the owner, if required.

#### **Services**

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band C- £2177 for 2025/2026

#### **Directions**

Proceed east out of Hereford heading past the first station, proceeding into Ledbury Road, take the right hand turning signposted for Portfield Street and the property is situated a short distance down on the left hand side.

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### **Tenure & Possession**

Freehold - vacant possession on completion.

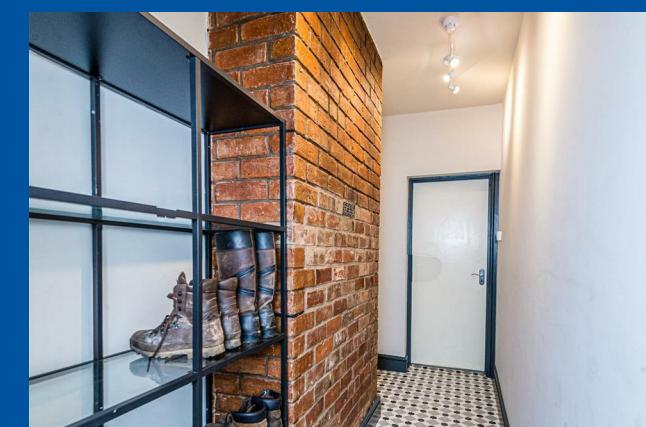
#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

#### **Money Laundering**

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

### **25 PORTFIELD STREET**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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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