



114 Park Street, Hereford, HR1 2RE



Sunderlands
Residential Rural Commercial



**114 Park Street
Hereford
HR1 2RE**

Summary of Features

- Victorian terrace house
- Two double bedrooms
- Three reception rooms
- Extensive rear garden and countryside views
- Characterful features throughout
- No onward chain

Asking Price £280,000

Nestled in the charming Park Street area of Hereford, this delightful Victorian terraced house offers a perfect blend of character and modern living. With three reception rooms, this property provides ample space for both relaxation and entertaining. The two well-appointed bedrooms ensure comfort for family and guests alike. One of the standout features of this home is its cellar conversion, which adds valuable extra space that can be utilised for various purposes, whether as a home office, playroom, or additional storage. The property is well presented throughout, showcasing its characterful features that reflect the charm of its Victorian heritage. Situated in a sought-after residential location, this home is ideal for those who appreciate the tranquility of countryside living while still being close to the amenities of the city. The surrounding area offers picturesque views and opportunities for outdoor activities, making it a perfect retreat for nature lovers. With no onward chain, this property is ready for you to move in and make it your own.

Location

The property is conveniently located just half-a-mile east of Hereford city centre within the sought-after St James area of the city. A number of excellent amenities can be found nearby to include schools and nurseries, shops, public house, Chinese takeaway and church. The Hereford County Hospital and railway station are also located nearby whilst the city centre of Hereford boasts an array of shops, bars, restaurants and facilities. The countryside sits at the back of the property where there are various walks and the River Wye a short distance away.

Accommodation

The well presented accommodation comprises: Porch, living room, dining room, kitchen, reception room, garden room, cellar conversion, two double bedroom and bathroom.

Porch

The porch entrance opens directly into the living room, serving as a practical transition space where guests and residents can remove shoes and hang coats before entering the main area of the home.

Living room

The living room is a cosy and inviting space, featuring a charming original fireplace as its focal point. A window to the front aspect allows natural light to fill the room,

enhancing its warmth. The staircase rises to the first floor, adding character, while access to the dining room on either side of the stairs creates a natural flow through the home.

Dining room

The dining room sits at the heart of the home, offering a warm and inviting space with a charming wood-burning stove, a rear aspect window that brings in natural light, and a seamless connection to the kitchen, perfect for everyday living and entertaining.

Kitchen

The kitchen is fitted with matching base units and a sink drainer unit, complemented by wall space suitable for shelving. It includes an electric oven with a gas hob and has space allocated for white goods. A rear aspect window provides natural light, and the kitchen opens through to the reception room and garden room, creating a flowing, open-plan layout.

Reception room & garden room

The reception room and garden room form a seamless connection towards the rear of the property, creating an extended open-plan space ideal for entertaining. Two doors lead directly to the garden, allowing natural light to flow in and enhancing the indoor-outdoor experience. This versatile area can also be adapted for use as a playroom or home office, offering both functionality and a pleasant view of the outdoor space.

Cellar conversion

The cellar conversion is a fantastic addition to the property, accessed via stairs from the living room. It features a charming brick fireplace surround and a Velux window that brings in natural light. Tucked away is a convenient WC with a low-level toilet and wash hand basin. Versatile in use, this space can serve as a third bedroom, home office, or cozy retreat.

First floor

Bedroom one

Bedroom one is a spacious double bedroom featuring a rear-aspect window that offers scenic views of the countryside. It also provides direct access to the bathroom for added convenience.

Bathroom

The bathroom is equipped with a fitted bathtub, a low-level WC, and a wash hand basin, all arranged for



convenient use. A rear-aspect window allows natural light to fill the space while offering stunning views of the surrounding countryside.

Bedroom two

Bedroom two is a spacious double room featuring a front aspect window for natural light and a built-in cupboard above the stairs, offering practical storage.

Outside

The front of the property is attractively enclosed by fencing, providing both privacy and a sense of boundary. A well-maintained pathway leads directly to the front door, offering a welcoming approach. Adjacent to the path, a stoned area adds texture and visual interest, and also serves as a practical feature. Nestled within this space is a neatly positioned wood storage unit, convenient for easy access during colder months. To the rear, the garden is a vibrant and tranquil haven, richly planted with a diverse mix of shrubs, flowers, and mature trees that create a sense of natural seclusion. A meandering pathway begins at the back of the property, guiding you through this lush landscape and eventually opening up to reveal picturesque views of the surrounding countryside—offering a perfect spot to pause and take in the scenery.

Services

We understand all mains services are connected to the property.

Herefordshire council tax band - B

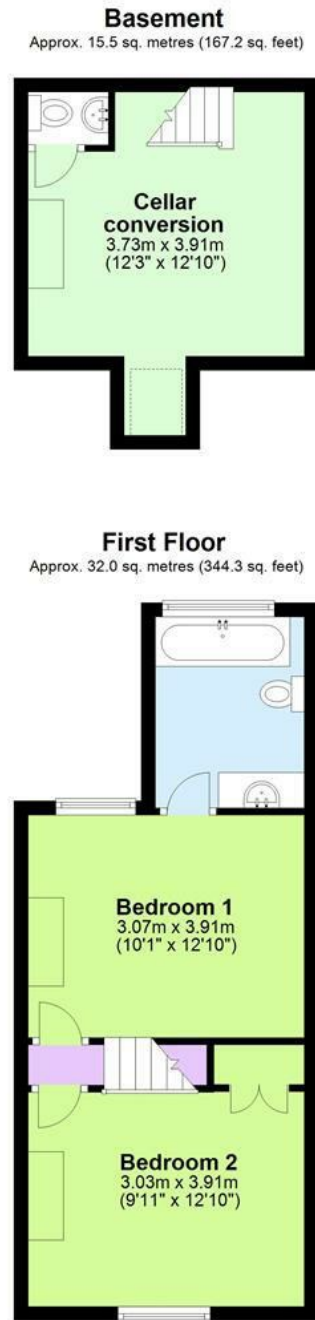
Tenure - Freehold

Directions

From central Hereford the most direct vehicular route is to proceed east for the length of St Owen Street and on the left hand bend, into Ledbury Road, turn right into Eign Road. Continue along Eign Road and then turn right into Park Street. Number 114 will be identified on the left hand side.







Sunderlands

Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch
3 Pavement House, The
Pavement,
Hay on Wye, Herefordshire HR3
5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

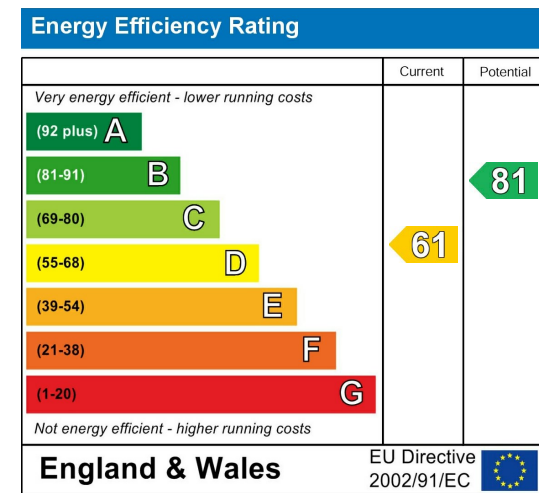
rightmove find your happy

Zoopla.co.uk Smarter property search

RICS

The Property Ombudsman

NAEA



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.