



79 Park Street, Hereford, HR1 2RD



Sunderlands
Residential Rural Commercial



**79 Park Street
Hereford
HR1 2RD**

Summary of Features

- Mid terrace property
- Three bedrooms
- Two reception rooms
- Partly converted attic, which presents further potential
- Sought after residential location
- Private rear garden with side access
- No onward chain

**Offers In The Region Of
£264,500**

Nestled in the sought-after residential area of St James, Hereford, this charming mid-terrace period townhouse offers a delightful blend of character and modern living. With two inviting reception rooms, this home provides ample space for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra room for guests. One of the standout features of this property is the partly converted attic, which presents further potential for expansion or creative use, allowing you to tailor the space to your needs. Outside, the generous garden with its own side access is a true gem, complete with a studio that benefits from power, lighting, and insulation. This versatile space could serve as a home office, art studio, or a tranquil retreat, perfect for enjoying the peaceful surroundings. The location is particularly appealing, with the beautiful countryside just a stone's throw away, offering a perfect escape for nature lovers. Additionally, local amenities are within easy reach, ensuring that all your daily needs are met without hassle. This property presents an excellent opportunity for those looking to invest in a home with character and potential in a desirable area.

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 is a short distance away from the property where there are various walks and the River Wye a short distance away.

Accommodation

The Accommodation comprises: Entrance hall, living room, lounge/diner, kitchen, three bedrooms, bathroom, partly converted attic and cellar.

Entrance Hall

Leading to all all principal ground floor rooms.

Living Room

The living room is a cosy space featuring a front-aspect window that brings in natural light, a charming chimney breast with an original fireplace, and ample room for sofas and chairs, making it perfect for relaxing or entertaining.

Lounge/Diner

A characterful space featuring a striking arched brick fireplace with a matching chimney breast, housing a traditional wood-burning stove — perfect for cosy evenings. To one side, a built-in period-style cupboard is complemented by integrated drawers and a glass-fronted display cabinet, offering both storage and a touch of vintage elegance. Due to the rooms size, there's space for dining furniture. A practical store cupboard is tucked away for additional storage needs, as well as stairs down to the cellar. A set of stairs rises from the room, providing access to the first floor.

Kitchen

The kitchen is fitted with coordinated wall and base units, offering a cohesive and practical layout. There is a designated space for an electric cooker, along with additional room to accommodate other white goods such as a washing machine or fridge-freezer. A stainless steel sink unit is positioned beneath a rear-facing window, allowing for natural light and views of the garden. A convenient side door provides direct access to the outdoor space.

First Floor

Bedroom One

A double bedroom with rear aspect window, built in storage cupboard and charming original fireplace.

Bedroom Two

A compact double bedroom with original fireplace, storage units and front aspect window.

Bedroom Three

A single bedroom with front aspect window.

Bathroom

With low level WC, wash hand basin, panelled bath with shower attachment, tiling. Ideal gas fired boiler.



Attic Conversion

The partly converted attic is currently a work in progress, featuring a boarded floor, a double-glazed window, and a Velux rooflight. It presents an ideal opportunity for further loft accommodation, subject to the necessary consents and approvals.

Cellar

The cellar, currently used as a storage space, presents further potential for transformation. With its solid structure and secluded environment, it could be converted into a home office, gym, or additional living area, offering valuable extra square footage and enhancing the property's functionality and appeal.

Outside

The garden features a neatly paved terrace, ideal for outdoor seating or entertaining. It also includes a traditional timber garden shed and a separate outside store for additional storage needs. A well-maintained lawn leads to a versatile, timber-clad garden room/studio, complete with power and lighting. The structure benefits from extra insulation, making it suitable for year-round use. This multi-functional space is perfect as a home office, creative studio, or hobby room.

Services

Mains services are connected to the property.

Herefordshire council tax band - B

Tenure - Freehold

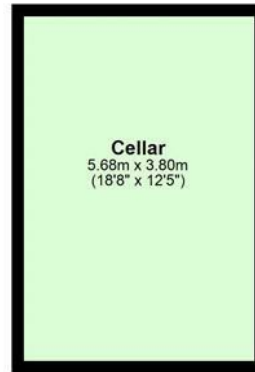
Directions

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 79 will be identified on the right hand side.





Basement Approx. 21.6 sq. metres (232.0 sq. feet)



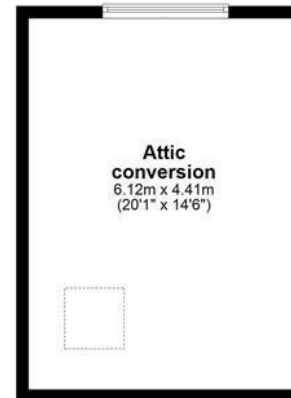
Ground Floor Approx. 42.7 sq. metres (460.0 sq. feet)



First Floor Approx. 47.3 sq. metres (509.6 sq. feet)



Second Floor Approx. 27.0 sq. metres (290.7 sq. feet)



Sunderlands

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Energy Efficiency Rating

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

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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.