



Guide: £259,950

**23 RANELAGH STREET, HEREFORD,  
HEREFORDSHIRE, HR4 0DT**

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# 23 RANELAGH STREET, HEREFORD, HEREFORDSHIRE, HR4 0DT

**THREE BEDROOM SEMI-DETACHED 1930's HOUSE WITH EXTRA LARGE REAR GARDEN. ALMOST UNTOUCHED GIVING BLANK CANVASS FOR ANY POTENTIAL PURCHASER. WALKING DISTANCE HEREFORD CITY CENTRE.**

**Entrance Porch, Hallway, Living Room, Sitting Room, Kitchen, Rear Porch with W.C. and Store, Three Bedrooms, Bathroom, Separate W.C., Extra Large Rear Garden.**

## LOCATION & DESCRIPTION

Very few properties remain in their original condition, having not been renovated. 23 Ranelagh Street is one such find, offering a perfect renovation project, being almost untouched since its construction in the 1930's. Many original period features are still evident, including the stained glass in the front door, together with an Oriel window in the bedroom.

One of the key attributes of this property is the exceptionally large rear garden, offering the new owner not only the opportunity to create a truly bespoke home, but also to design their own outdoor space.

Situated towards the end of this no through road, in a quiet location, yet only approx. 1 mile from the city centre of Hereford, 23 Ranelagh Street, we believe, offers an attractive proposition to create a family home.

In detail the property comprises:

**Entrance Porch** with light flooding in from double glazed doors with glazed arch top. Space to take off boots, coats etc. Secondary front door to:

**Entrance Hallway** with attractive stained glasswork either side of door, and matching, circular stained glass in centre of door. Doors leading through to

**Front Room/Snug** of overall max dimensions approx. 11'11 by 11'5 with bay window admitting much natural light. Fireplace with tiled surround.

**Sitting Room** of overall max dimensions approx. 14'0 by 11'5 with glazed door leading to rear patio, and windows to either side. Fireplace with tiled surround currently with electric fire.

**Kitchen** approx. 10'0 by 7'8 with window to side elevation. Plumbing for washing machine. Door to understairs pantry. Door to:

**Rear Porch** having exterior door to side of property and doors to W.C. and original coal bunker/storage room. Lighting and power.

**First Floor Landing** with door to capacious cupboard over stairs. Large window to side elevation. Attic hatch to fantastic attic storage space, which one may consider as potential as further accommodation. Doors to:

**Bedroom One** approx. 14'0 by 11'5 with window to rear elevation overlooking rear garden and trees beyond. Fireplace with tiled surround.

**Bedroom Two** of overall max dimensions 11'11 by 11'5 with matching bay window as per the front room/snug with views over Ranelagh Street admitting much light. Fireplace with tiled surround.

**Bedroom Three** approx. 8'0 by 7'8 with Oriel window.

**Family Bath/Shower Room** having window to side elevation. Bath. Pedestal hand basin. Airing cupboard. Heated towel radiator.

**W.C.** having window to side elevation and W.C.

## OUTSIDE

To the front of the property is a **Driveway** with parking for multiple vehicles at the side of the property. To the side is a small courtyard area with hedge boundary to two sides and a central border with mature shrub.

The **Rear Garden** is accessed beyond the parking area or from either the door from the rear porch, or door from the sitting room. This leads onto a **Crazy Paved Patio** with flower beds surrounding and a dry laid stone wall to one end. Beyond this is a small lawned area. One of the main attractions of the property is the **Extra Large Section of Lawned Garden** with various shrubs and trees planted within, giving one a most fantastic outdoor space and being of overall max dimensions 75' x 60'

**SERVICES:** Mains water, drainage and electricity are connected. Mains gas is available in the road.

**OUTGOINGS:** 'D' Council Tax Band **EPC RATING:** 'G' (Full EPC Rating available)

**DIRECTIONS:**

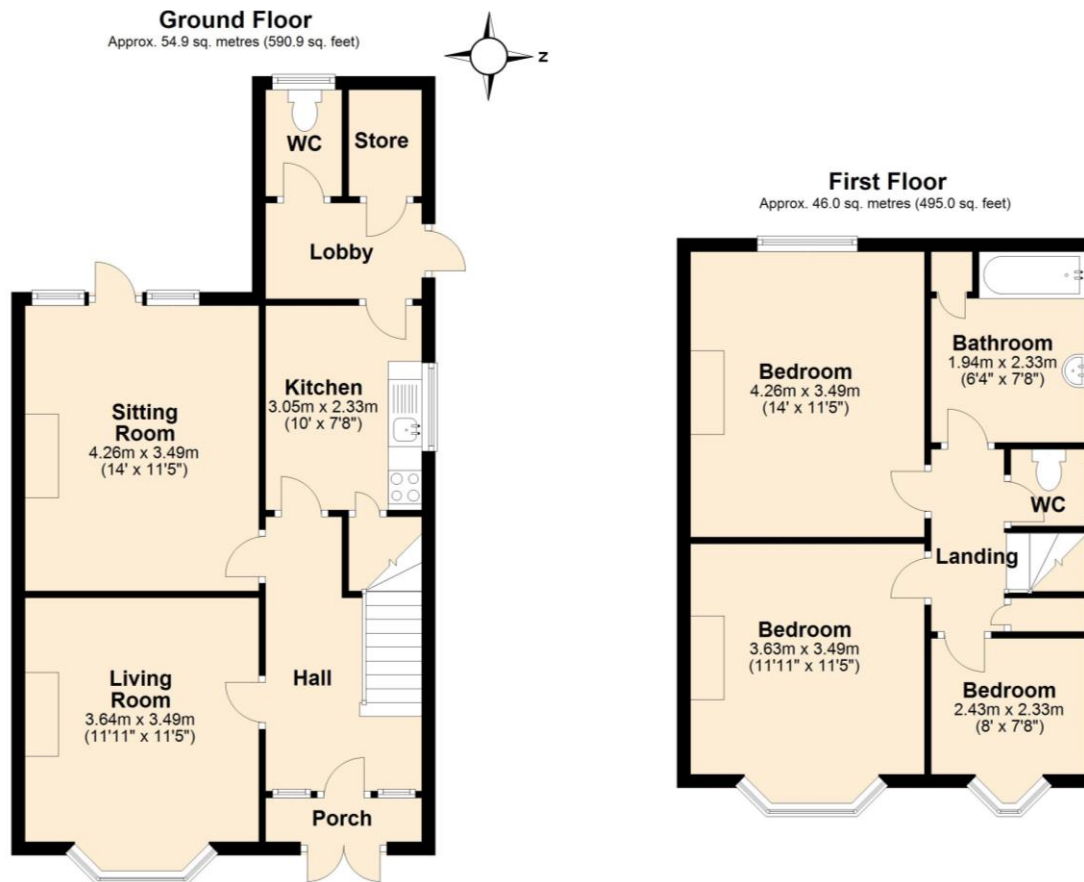
From ASDA roundabout at Belmont, proceed North on the A49 and across the River Wye bridge. Travel straight ahead at the first crossroads keeping in the left hand lane ready to turn left at the next major junction where you will see Steels garage. After taking this left turn, proceed along until you see a Tesco Express on your right hand side and the Holy Trinity Church on your right. After passing this, there will be a series of four turnings on your right hand side, Ranelagh Street is the fourth. Once you have turned onto Ranelagh street, you will find number 23 on the right hand side shortly before the end of this no through road.

**What3words:** ///counts.gain.shakes

**TO VIEW:** Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320.

**MONEY LAUNDERING REGULATIONS:** To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.

**SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE**



Total area: approx. 100.9 sq. metres (1085.8 sq. feet)

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