



5 RYELANDS STREET  
Hereford HR4 0LA



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Within walking distance of the city centre, a very spacious two-bedroom house with a cellar conversion and scope for further improvement, as well as off-road parking and larger than average gardens.

**Guide Price £275,000**



#### **Situation and Description**

The property forms part of a well-established part of the city and is within easy walking distance of schools, supermarkets, shops and all the facilities a city centre has to offer. Deceptively spacious, the house offers excellent accommodation and retains much of its original character whilst benefiting from gas fired central heating, a ground floor shower room and a very useful cellar conversion. A huge additional bonus is off-road parking which lies to the side and at the rear, where there are also well-enclosed and larger than average gardens.

On arrival, a part glazed panelled front door leads into a welcoming entrance hall, with radiator and fielded panel doors leading off. The sitting room has a bay window to the front, fireplace, radiator, decorative arch and fitted carpet. Next door the living room has a painted wooden floor, brick fireplace with fitted wood burner with a fitted cupboard to one side, and a sash window looking through to rear porch.

A doorway then leads to the well-equipped kitchen/breakfast room, which has sash windows on two sides, wooden working surfaces, an inset single drainer sink, built in Beko oven with induction hob above and floor and wall cupboards. A door then leads through to a very useful shower room with double shower cubicle, WC, ladder radiator, wall mounted Logic gas fired central heating boiler, windows on two sides and built in cupboards. There is then a rear porch with double glazed sliding door to gardens and emergency access from the cellar.

From the living room a brick staircase leads down to the cellar conversion, which offers very useful additional space and is divided into two rooms with radiators, power points and recessed wardrobe storage and steps up to glazed hatch to rear porch.

From the reception hall a carpeted staircase then leads up to a first-floor landing with glazed access to roof space. Door then

leads to two excellent double bedrooms, both with painted wooden floors, sash windows, wardrobe storage, radiators and power points.

A separate large bathroom again has a painted wooden floor, a shower cubicle, corner bath, washbasin, WC, radiator, useful fitted cupboard and window to the rear

#### **Outside**

As the front of the house, there is a brick wall with railings above and to one side a shared driveway with parking for at least one car leads to wooden gates and onto a stoned drive with further parking space for a small car. The gardens are then a really good size with close boarded fencing on either side, two wooden garden sheds, herbaceous borders, a pond and raised platform to make the most of the evening sun

#### **Services and Considerations**

Mains water, electricity, gas and drainage are all connected

Tenure Freehold

Council Tax band B

EPC Rating D 59/78

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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

If you need help with or are unsure about any of the information contained in these details, please let us know.





Sitting room / living room / shower room leading off kitchen/breakfast room / rear porch





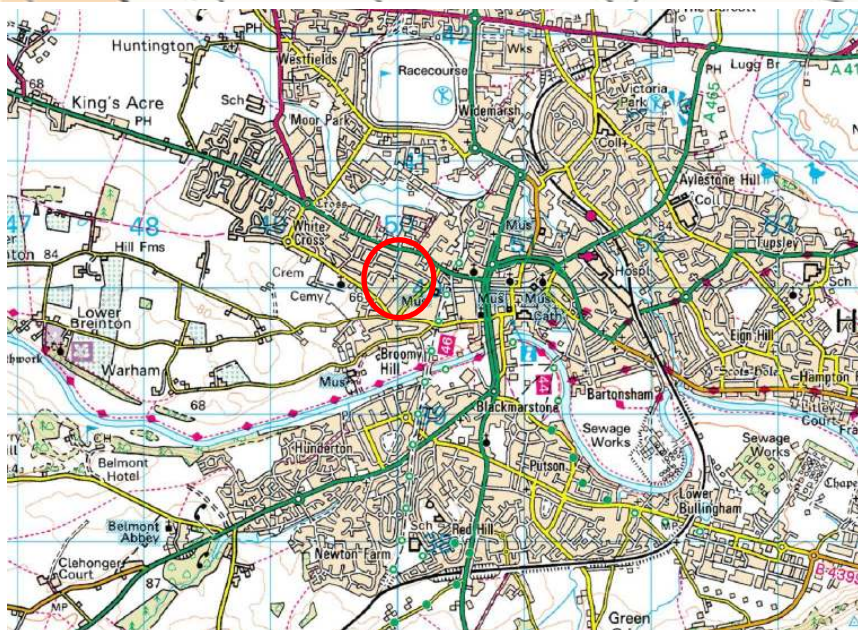
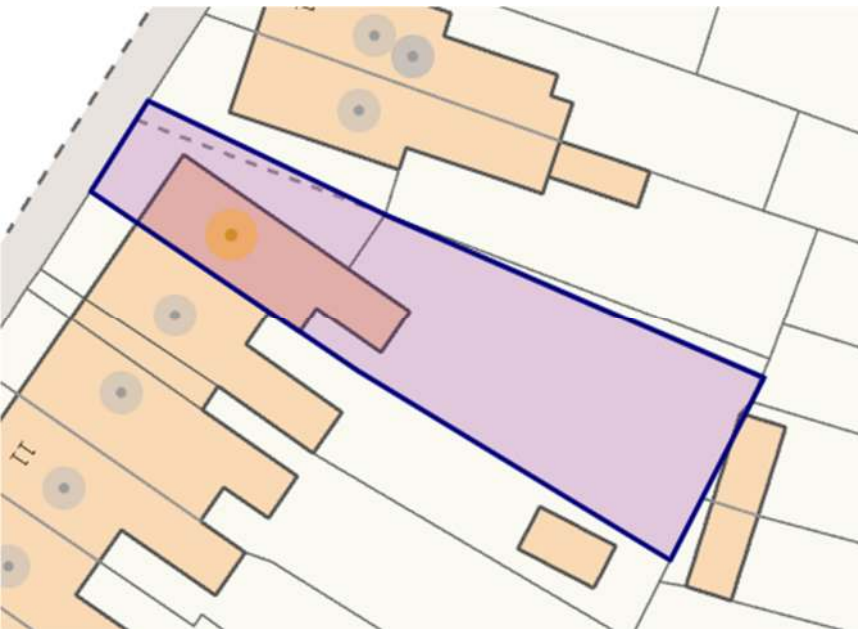


First-floor landing leading through to two double bedrooms with supporting bathroom

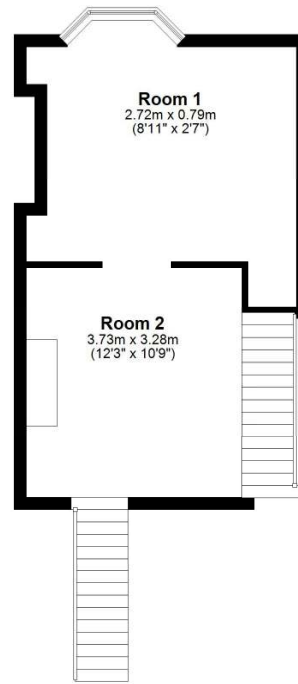




Basement rooms



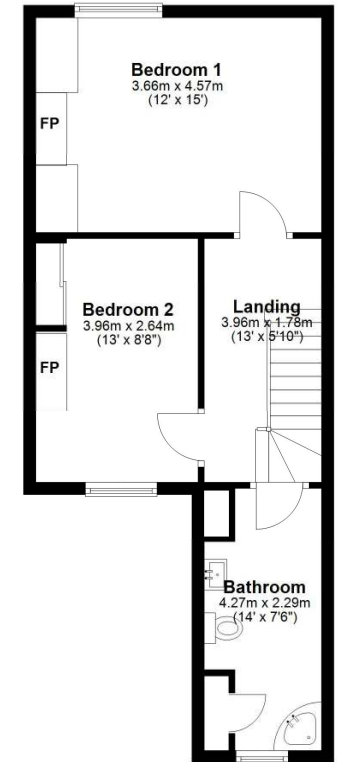
### Basement



### First Floor



### Second Floor



Total area: approx. 123.5 sq. metres (1329.1 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

### Directions

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From the city centre take the A438 towards Brecon and after passing the entrance to Sainsburys supermarket take the next left into Ryelands Street. The property will then be found after a short distance on the left-hand side.

# Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

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