



30 Hampton Street, Hereford, HR1 2RA



**30 Hampton Street
Hereford
HR1 2RA**

Summary of Features

- Mid terrace property
- Two/three bedrooms
- Two reception rooms
- Cellar conversion
- Sought after residential location
- Attic room, with further potential

Asking Price £260,000

Nestled in the desirable area of St James, Hereford, this charming period property offers a delightful blend of character and modern living. With two spacious reception rooms, this house provides ample space for both relaxation and entertaining. The property boasts two bedrooms, including a cellar conversion that can serve as a versatile third bedroom, ideal for guests, playroom or as a home office. Additionally, an attic room presents further possibilities, whether you envision it as a playroom, study, or additional storage space. The two bathrooms ensure convenience for family living, catering to the needs of a busy household. Set in a sought-after location, this home is within easy reach of local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. The combination of period features and modern functionality makes this property a unique find in the heart of Hereford.

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

Dining Room

With front aspect window, solid wood flooring, stairs rising to first floor and leading through into the living room.

Living Room

Continued wood flooring, access to the cellar, rear garden and kitchen. Central wood burning stove.

Kitchen

With matching wall and base units, sink drainer unit beneath rear aspect window, integrated electric hob and oven and space for white goods.

Downstairs Shower Room

Three piece suit which includes: shower cubicle, wash and basin and low level WC. Space for additional white goods.

Cellar/bedroom three

The cellar conversion now leads itself as a playroom but could be used a double bedroom with velux window to the front aspect.

First Floor

Bedroom One

A double bedroom with space for free standing units and front aspect window.

Bedroom Two

A compact double bedroom with original brick surround fireplace, rear aspect window and access to the bathroom and attic conversion.

Bathroom

Fitted with a four piece suite which includes, bath tub, shower cubicle, wash hand basin and low level WC.

Attic room

Attic conversion would can be used as a home office or playroom. Front and rear velux windows.

Outside

A small courtyard garden to the rear which is laid to store and enclosed by fencing.

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 Bartonsham Road. Turn right onto Harold Street, follow along and turn left onto Hampton Street. The property number 30 can be found on the right hand side.

Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



101 Sq M/1090 Sq Ft



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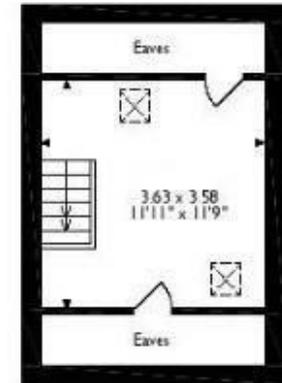
Cellar



Ground Floor



First Floor



Second Floor

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.