



16 ST. JAMES ROAD HEREFORD HR1 2QS

Offers In Excess Of £450,000
FREEHOLD

Occupying a prime position in the highly sought-after area of St James, Hereford, this substantial six-bedroom period semi-detached home presents a rare opportunity to restore and transform an impressive character property. Requiring complete renovation throughout, the house offers exceptional potential for those seeking to create a magnificent family residence, with generously proportioned accommodation arranged over three floors and an abundance of original charm waiting to be revived.



16 ST. JAMES ROAD

- Period semi detached house
- Sought after location
- Requires full renovation
- Driveway & garden
- No onward chain!
- Must be viewed!



With recessed entrance porch, feature tiled floor

Entrance Hallway

With sash window, stairs leading up, radiator and doors to

Living Room

A spacious lounge with feature bay window to the front, ceiling light point, coving and radiator.

Kitchen/Dining Room

With window to front, wood flooring, coving, feature fireplace.

Potential Utility & Downstairs WC

With an access door from the rear garden, with space and plumbing to create a useful downstairs loo and separate utility.

First Floor Landing

With doors leading to

Airing Cupboard

Housing the gas central boiler and water cylinder.

Toilet

With low flush w/c and sash window.

Shower Room

With corner shower, pedestal wash hand basin, toilet, radiator and sash window.

Bedroom 1

With bay window to front, cast iron radiator, feature fireplace, fitted units with sink and drainer.

Bedroom 2

With a separate door from the landing, window to front, feature fireplace.

Bedroom 3

Currently occupied and set up as a lounge space with additional bedroom space off.

Second Floor Landing

With doors leading into

Bedroom 4

With cast iron radiator, wood flooring, access to the eaves and double glazed window.

Bedroom 5

With wood flooring, cast iron radiator and double glazed window to the front.

Bedroom 6

With wood flooring, cast iron radiator, double glazed window, sink and drainer unit.

Cellar

Outside

To the front of the property there is a driveway providing off road parking part enclosed by brick walling with access to the walled rear garden.

Agents Note

In 2014 planning permission was granted for conversion of existing flat and bedsits to self contained studios with shower rooms. To include new extension to rear of property - see planning number P132750/F for further details.

Tenure & Possession

Freehold - vacant possession on completion.

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Money Laundering

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

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EPC Rating: Hereford Council Tax Band: F

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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