



101 PARK STREET HEREFORD HR1 2RE

Asking Price £245,000
FREEHOLD

A beautifully refurbished and immaculately presented two double bedroom period terraced home, enviably situated within the highly desirable St James area, just a short walk from Hereford City Centre. Combining an abundance of character and charm with stylish modern finishes, the property offers two generous reception rooms, a contemporary kitchen, useful cellar and two double bedrooms, complemented by a fantastic rear garden providing an excellent space for relaxing and entertaining. A viewing is highly recommended.



101 PARK STREET

- Sought after residential location
- Period terraced house
- Two double bedrooms, two receptions
- Ideal home for first time buyers
- Immaculately presented throughout
- Must be viewed!



Ground Floor

With entrance door leading into the

Entrance Porch

With feature tiled floor, double glazed windows, exposed brickwork and entrance door leading into the

Sitting Room

A cosy sitting room with wood effect flooring, a feature cast iron radiator, double glazed sash window to the front aspect, feature exposed brick fireplace with dual fuel burning stove, tiled hearth and wooden mantle. There is a hanging ceiling light, picture rail and door into the

Inner Hall

With carpeted stairs leading up, ceiling light point and door into the

Kitchen/Dining Room

A light and airy open kitchen/dining area. The dining space has wood effect flooring, a central ceiling, feature cast iron radiator, a double storage cupboard/pantry, exposed brickwork with part panelled wall, door leading down to the cellar, door to the rear garden and an opening with step leading down to the kitchen which comprises a range of fitted wall and base units with ample work surface space over, a stainless steel sink and drainer unit, four ring Miele gas hob with double electric oven below and cooker hood over, integrated slimline dishwasher, integrated under counter fridge, tiled floor, cast iron radiator, spotlights and two double glazed windows.

Cellar

An ideal storage space with light, power, wall mounted fuse box with gas and electric meters and space and plumbing for a washing machine and tumble dryer.

First Floor Landing

With fitted carpet, ceiling light point and doors into

Bedroom One

A spacious double bedroom with fitted carpet, a central ceiling light, exposed fireplace, radiator, original single glazed sash window to the rear aspect with views towards Hereford Cathedral, ample space for wardrobes, loft hatch and door into the

Bathroom

A three piece suite comprising panelled bath with mains fitment shower head over, wash hand basin, low level w/c, airing cupboard housing the gas central heating boiler, radiator and double glazed window.

Bedroom Two

A second spacious double bedroom with an original single glazed sash window to the front aspect, radiator, central ceiling light, feature fireplace and double fitted cupboard with automatic light.

Outside

To the front there is a small courtyard enclosed by brick walling with cast iron gate. To the side there is a useful passageway leading to the side access gate. To the rear there is a beautifully kept garden space laid to a mix of decking with wooden pergola over, raised veg beds,

areas of lawn and two outside storage sheds. To the rear there is also a useful outside toilet with tiled floor, light point and outside tap.

Directions

Proceed east out of Hereford city along Blueschool Street, Bath Street and continuing to St Owen Street. Turn right into St. James' Road, left into Green Street and then second left into Park Street.

Agents Note

Please note the neighbouring properties have a right of access across the rear of no 101.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

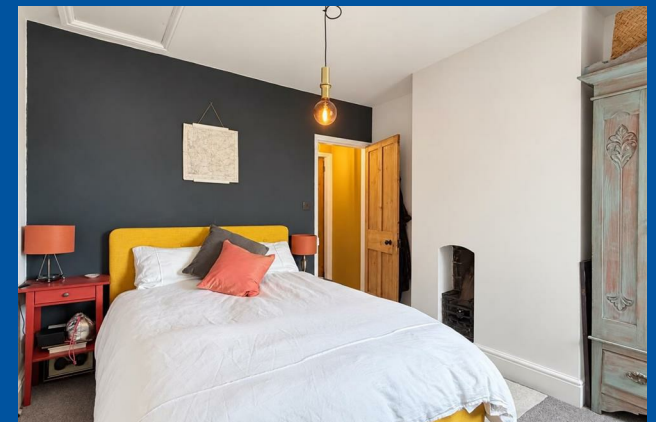
Tenure & Possession

Freehold - vacant possession on completion.

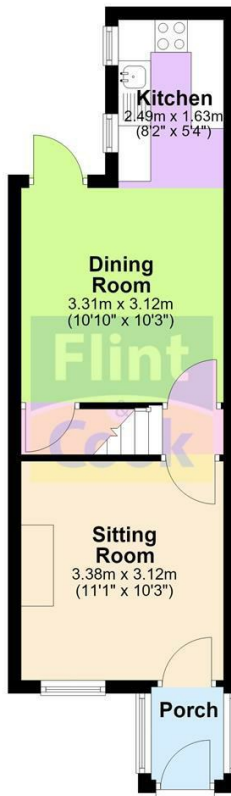
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

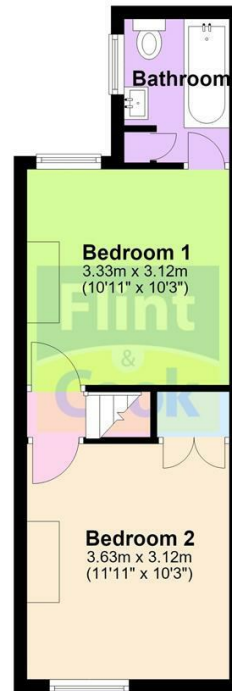
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Ground Floor
Approx. 29.6 sq. metres (319.0 sq. feet)



First Floor
Approx. 28.5 sq. metres (306.7 sq. feet)



Total area: approx. 58.1 sq. metres (625.7 sq. feet)

EPC Rating: D Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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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