



Eign Road, St. James, Hereford, Herefordshire HR1 2RX
Hereford

Guide Price
£175,000



Bedrooms: 1 | Bathrooms: 2 | Receptions: 2

A Beautifully Presented 1 Bedroom Ground Floor Apartment, set within a grand Victorian house converted into impressive spacious apartments, situated in the sought-after area of St. James, Hereford. Full of character and charm with high ceilings, spacious rooms, off-road parking and shared garden & cellar storage.

Entrance Hall – Sitting Room – Kitchen – Double Bedroom – Ensuite Bathroom – Separate WC – Communal Gardens – Off-Road Parking – Shared Cellar Storage

The elegant proportions and period details of this stunning home have been lovingly retained, while a thorough refurbishment has created a gorgeous, modern and highly practical apartment. Forming one of five exclusive apartments, this ground floor home has been recently decorated and refurbished with a new modern ensuite bathroom and kitchen. It enjoys a superb location only a short stroll from the City's amenities, including the nearby Castle Green or crossing the Victoria Bridge to the Bishop's Meadows and Swimming Pool.

The Property

Entrance Hall – Entering the property into the wide hallway, featuring original stripped wooden floorboards running through much of the property. A WC separate to the main Bathroom includes white subway tiles and low flush WC with hand wash basin integrated into the cistern.

Sitting Room – An impressive expansive room with high ceilings and coving, made cosy by an original period fireplace on tiled hearth, surrounded by a marble mantel. A wide bay window looking out across the front aspect fills the room with natural light and provides ideal space for a dining table. All sash windows have been restored to double glazing.

Kitchen – An exquisite modern Kitchen, fitted in grey shaker units, solid wood countertops and white subway tile splashbacks. Integrated are Siemens fan oven, induction hob & extractor fan hood, Caple microwave & wine cooler, sink & a half with drainer and washing machine.

Double Bedroom & Ensuite – A spacious Bedroom, offering ample room for a king-size bed and further furniture. A large airing cupboard built into the alcove houses the Worcester/Bosch combi boiler and provides further storage. The Ensuite Bathroom is tiled floor to ceiling in white subway tiles and includes shower/bath with rain-head above, low flush WC, hand wash basin with storage unit and towel radiator.

Outside

A secure gate provides entry to the front garden; part lawned part gravelled, with a path leading around the side of the property to the off-road parking and communal garden. At the side are raised beds with small shrubbery and secure hatch access to the house cellar.

The rear garden is mainly laid to lawn, with a scattering of mature trees. A gravelled path leads to off-road parking, which is accessible from the road via Harold Street. In addition to this, the property comes with the option of applying to Herefordshire Council for one 'on street' parking space within zone 3.

The cellar boasts ample storage space shared between the 5 apartments, with several rooms available to use. Access from the outside.

Some of the marketing photographs have been taken from our previous listing.

Practicalities

Herefordshire Council Tax Band 'A'

All Mains Services

Gas Central Heating & Double Glazing

New Flat Roof in January 2025

Annual Maintenance Fee – £750 per annum

Excellent Rental Opportunity

Directions

From Hereford City Centre, follow Bath Street towards Ledbury on the A348. At the traffic lights, follow the road around to the left, continuing onto St. Owens Street and proceed straight until a bend in the road. Turn right, going straight over onto Eign Road. The property can be found on the right-hand side, marked by a GlassHouse 'For Sale' sign.



