



31 PARK STREET
HEREFORD HR1 2RD

£219,995
FREEHOLD

The property which is offered for sale with no onward with chain, has the added benefit of gas central heating, a useful cellar, private rear garden, a wealth of character and charm and we strongly recommend an inspection.



31 PARK STREET

- Highly sought after location
- Charming two-bedroom end of terrace house
- 2 reception rooms, kitchen & downstairs bathroom
- Useful cellar with scope to convert
- Ideal for first time buyers
- Must be viewed



Entrance Porch

Entered through a partially glazed door the porch has a tiled floor, window, storage space and a feature door to the

Sitting Room

With exposed floorboards, radiator, sash window to the front aspect, picture rail, feature fire place with hearth and wood burning stove, stairs to the first floor and access to the

Dining Room

With exposed floorboards, double radiator, picture rail, sash window to the rear, chimney recess, door and steps leading down to the cellar and access to the kitchen.

Kitchen

With a butler style Belfast sink, a range of base cupboards with solid wood work surfaces, side window, tiled floor, space for an upright fridge/freezer, space and plumbing for a washing machine, Velux style roof light, partially glazed door to the outside, and door to the

Downstairs Bathroom

Fitted with a suite comprising a panelled bath with shower unit and glazed screen over, wash hand basin, low flush WC, partially tiled wall surround, glazed window, extractor fan and ladder style towel rail/radiator.

Cellar

A useful space with approximately 6 foot head room, double radiator, ample storage space, hatch to the front aspect and offering scope to convert into extra living accommodation subject to the necessary consent.

Bedroom 1

With fitted carpet, double radiator, glazed window to the front aspect, ornamental fire surround and corner wardrobe.

Bedroom 2

With fitted carpet, radiator, sash window to the rear and a corner cupboard also housing the gas central heating boiler.

Outside

To the immediate rear of the property there is a brick paved area which provides a perfect entertaining space and then leads to the remainder of the garden which is laid to lawn and all enclosed by walling and fencing. To the front of the property, there is a small enclosed garden.

Property Services

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

Outgoings

Council tax band 'B' - £1,889 for 2025/2026
Water and drainage rates are payable.

Property Services - Bromyard

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

Outgoings

Council tax band 'B' - £1,889 for 2025/2026

Water and drainage rates are payable.

Viewing

Strictly by appointment through the Agent, Flint & Cook,
Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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.

Money Laundering Regulations

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

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.

31 PARK STREET





Total area: approx. 70.1 sq. metres (754.8 sq. feet)

EPC Rating: E Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		53	
(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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

