



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property.

**Outgoings**

Council tax band A'

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

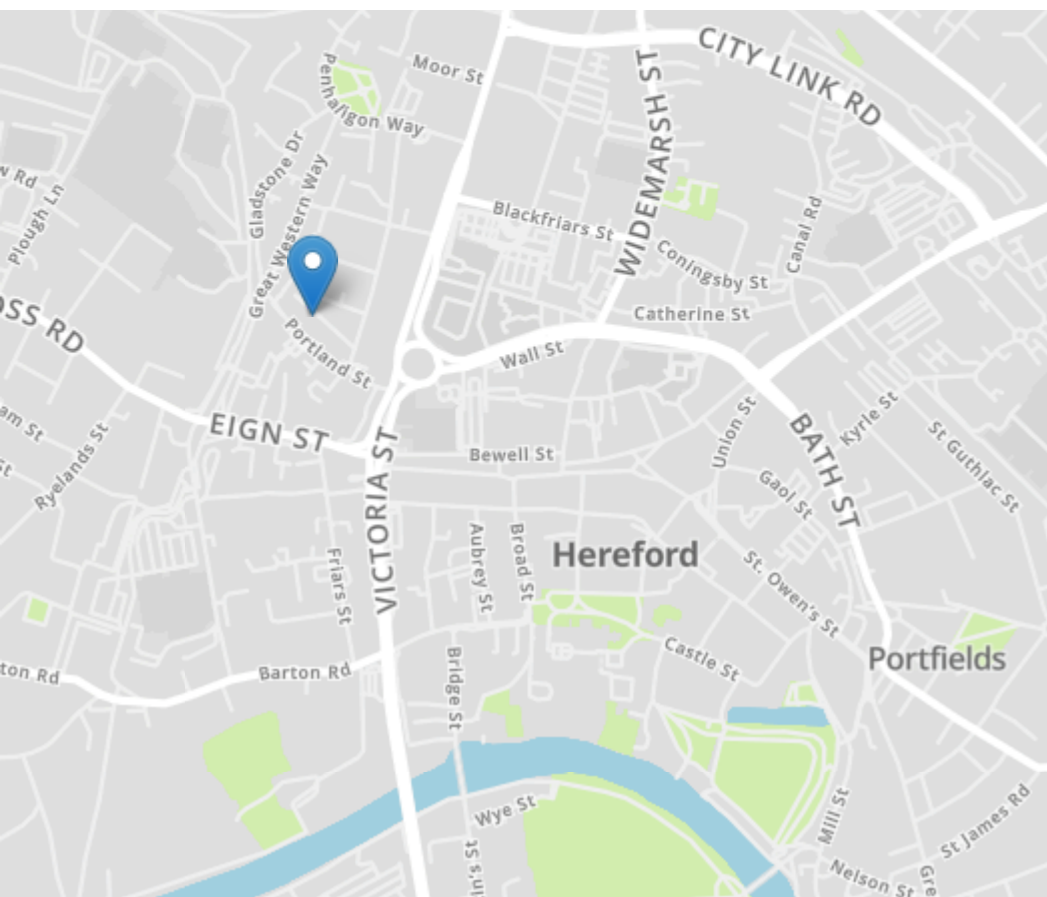
28 Portland Street  
Hereford HR4 9JE

**£260,000**



**DIRECTIONS**

From Hereford City proceed north onto A49 Edgar's Street, turn left onto Canonmore Street, left onto Moorfield Street, right onto Portland Street, and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use what3words///achieving.stones.shady



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

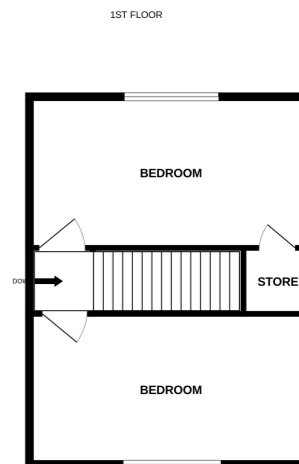
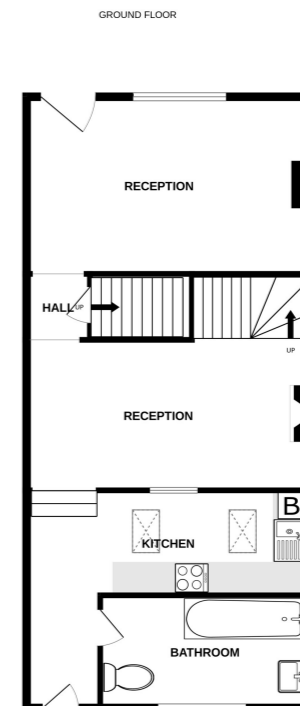
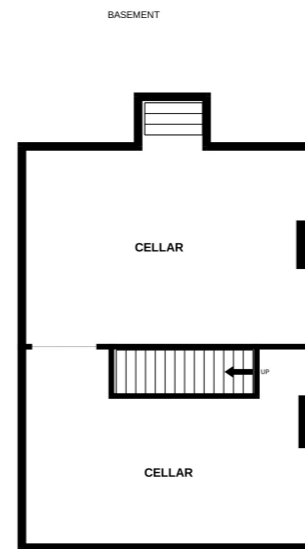
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- In beautiful decorative order • 2 bedroom Victorian terraced house • Off road parking • Walking distance to Hereford City

**Hereford 01432 343477**

**Ledbury 01531 631177**



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## OVERVIEW

Situated within the heart of Hereford City Centre, this two bedroom, mid-terraced, victoria style property, offers a fantastic opportunity for first time buyers or investment buyers. The property is finished to a high standard throughout; includes off-road parking and further comprises: entrance into reception/dining room; lounge kitchen, bathroom; stairs to the cellar rooms; with stairs in the lounge leading to the first floor landing and two large bedrooms. The property benefits from off road parking to the front, low maintenance garden facing south-west and within a minutes' walk to the city centre.

## GROUND FLOOR

### Reception Room

3.65m x 3.425m (12' 0" x 11' 3")  
The entrance is through a double glazed door to the front elevation directly into this reception room. It comprises of: exposed flooring; a central heating radiator, a ceiling light point; an open chimney stack with potential for a long burning stove or fireplace, however there is no fireplace currently, and a double glazed window to the front elevation. The exposed wooden floorboards lead to the central reception room.

### Central Reception Room

3.65m x 4.5m (12' 0" x 14' 9")  
This central reception room comprises of: fitted carpet; a ceiling light point; a log burning stove within a fireplace and chimney breast; a telephone point; a television point, and a central heating radiator. In addition, it has an opening with 2 steps - stepping down to the kitchen, as well as another opening within the wall letting light through from the rear of the property, where the kitchen is located. Just off of central reception room, there is another doorway that leads down to the cellar. The fitted-carpeted-staircase from the central reception room leads to the first floor landing.

### Kitchen

3.55m x 2.2m (11' 8" x 7' 3")  
This fitted kitchen comprises of: wall and base units with roll top work surfaces over the base units, as well as feature lighting underneath the wall units. The integrated appliances include: a NEFF electric oven; a 5 ring gas burner over the top of the oven on the work surface, over top of the hob is a cooker hood; a stainless steel sink and drainer with 1 and 1/2 bowl. There is also splash tile between the work surfaces and wall units; two wall lights; a central heating Worcester combi boiler; two velux skylight windows that can open up, and a central heating radiator. Off the back of the kitchen there is an inner hall.

### Inner Hall

Access to the inner hall is from the back of the kitchen. It allows access to a double glazed door to the rear elevation opening out onto the rear. The inner hall comprises of: a central heating radiator; a ceiling light point, and another doorway that opens through to the downstairs bathroom.

### Downstairs Bathroom

The bathroom comprises of: luxury vinyl tile flooring; a ceiling light point; a double glazed window with obscure glass to the rear elevation; two walls fully tiled surrounding the bath; a bath with hot and cold tap over, as well as a mains shower unit over; a chrome towel radiator; a wash hand basin with a hot and cold mixer tap over, and vanity space beneath the sink. As well as an LED light within a wall mounted mirror.

### Cellar Conversion

The cellar has its original staircase; is split into two sections; has luxury vinyl tile fitted all the way through the two sections; as well as two chimney breasts that come down into the cellar space.  
Section 1 (4.4m x 3.5m (14' 5" x 11' 6")) comprises of: the staircase into the cellar; a central heating radiator; spotlights in the ceiling; a wall mounted television point; power points, and an opening through from section 1 into section 2.  
Section 2 (3.05m x 3.5m (10' 0" x 11' 6")) comprises of: spotlights in the ceiling; a central heating radiator; wall mounted power points (high above), and a velux window for fire escape purposes, and steps leading to the front elevation of the property.

## FIRST FLOOR

### First Floor Landing

This is a small landing with a ceiling light point and carpet flooring.

### Bedroom 1

3.6m x 3.6m (11' 10" x 11' 10")  
The first bedroom comprises of: carpet flooring; a ceiling light point; a central heating radiator; double glazed windows to the rear elevation; power points, and a television point.

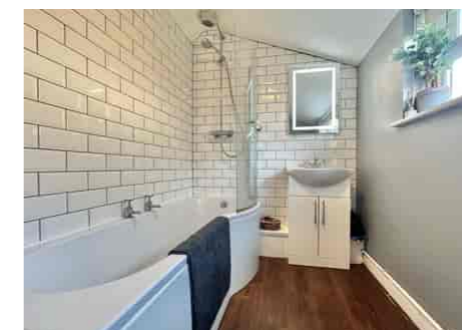
### Bedroom 2

3.68m x 3.36m (12' 1" x 11' 0")  
The second bedroom comprises of: carpet flooring; a ceiling light point; double glazed windows to the front elevation; a central heating radiator, and a built-in storage cupboard (with the potential for wardrobe area) over the staircase from bedroom 2.

## OUTSIDE

### Garden

This garden is south-west facing, which is lovely when the sun sets over it.  
From the entrance, there is off road parking for 1+ vehicles; fencing surrounding the boundary line of a garden; a small patio seating area/entertainment space - where the double glazed door is; a lawn area, and a storage area under the tree in the garden.  
This is a front garden as it is on the front approach, but can still be used for purposes of a garden space. There is nothing to the rear garden, but the door does open onto the rear.



## At a glance...

- Reception Room 3.65m x 3.425m (12' 0" x 11' 3")
- Central Reception Room 3.65m x 4.5m (12' 0" x 14' 9")
- Kitchen 3.55m x 2.2m (11' 8" x 7' 3")
- Cellar Section 1 (4.4m x 3.5m (14' 5" x 11' 6"))
- Section 2 (3.05m x 3.5m (10' 0" x 11' 6"))
- Bedroom 1. 3.6m x 3.6m (11' 10" x 11' 10")
- Bedroom 2. 3.68m x 3.36m (12' 1" x 11' 0")

## And there's more...

- Popular residential area
- Close to City amenities

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.