

96 St Owen Street
Hereford HR1 2QD

£199,950



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected to the property.

Outgoings

Council tax band 'C'.

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

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

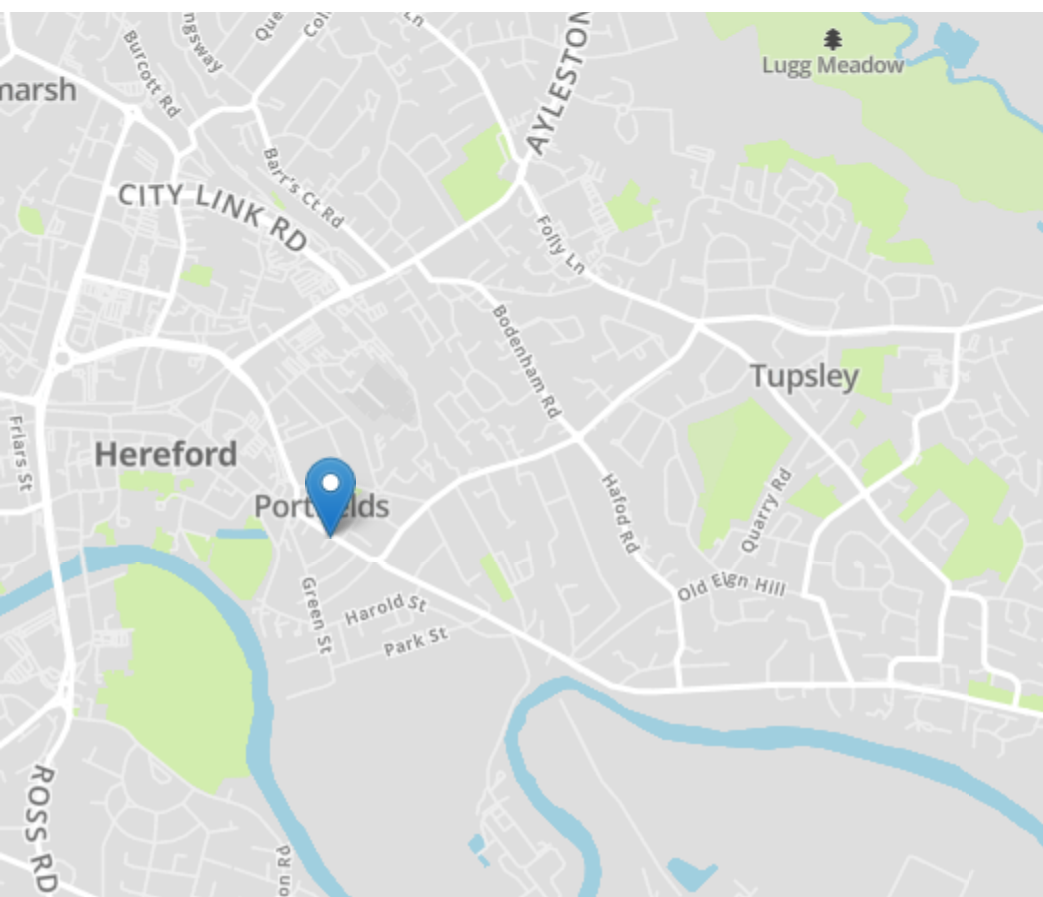
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 87 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | 61 |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

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.



DIRECTIONS

From Hereford City proceed east onto A438 St Owen Street and the property can be found on the right hand side situated just before the side road of Grove Road, and it will be indicated by the Stooke Hill and Walshe For Sale Board. For those who use what3words: ///voter.worth.bits



- A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • NO ONWARD CHAIN
- Two bedroom end of terrace • Full refurbishment required

Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

This end of terrace two bedroom property is being offered for sale with no onward chain, and benefits from, a lounge, dining room, kitchen, two bedrooms, a WC, bathroom, rear garden, and solar panels providing hot water and separate gas fired central heating. Set in a convenient City location, to the east of Hereford City centre, and within the locality there are a range of local amenities, but with Hereford being only minutes walking distance away offers a wide range of shopping, leisure and recreational facilities together with educational establishments and bus, hospital and railway stations. The property requires full refurbishment and is offered for sale with no onward chain.

GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: entry via the double glazed door to the side elevation; a double glazed window to the side elevation with obscure glass; exposed wooden floorboards; a ceiling light point; a central heating radiator; a fitted carpet to a staircase leading to the first floor landing, and doors leading to the lounge; dining room, and cellar.

LOUNGE

4.4m x 3.5m (14' 5" x 11' 6") - INTO BAY WINDOW
The lounge comprises of: a double glazed bay window to the front elevation with obscure glass with a storage bench; carpet flooring; a ceiling light point; a central heating radiator, and power sockets.

DINING ROOM

3.65m x 4.25m (12' 0" x 13' 11") - MAXIMUM MEASUREMENT
The dining room comprises of: exposed wooden floorboards; a ceiling light point; a double glazed window to the rear elevation; a central heating radiator; power points; a telephone point; a double glazed window to the side elevation with obscure glass; an open fire within a stone chimney, and a door leading to the kitchen.

KITCHEN

4.2m x 2.8m (13' 9" x 9' 2")
The kitchen comprises of: lino flooring; two ceiling light points; two double glazed windows to the side elevation; a double glazed door to the side elevation with integral obscure glass; fitted wall units; roll top work surfaces over fitted base units; space for a cooker; space and plumbing for a washing machine; a stainless steel sink and drainer with one bowl; a central heating radiator, and an Alpha combi boiler.

CELLAR

4.5m x 3.5m (14' 9" x 11' 6")
The cellar comprises of: entry via a part brick, part wooden staircase from the entrance hall; a wall light point; concrete flooring, and there's power and lighting.

FIRST FLOOR

FIRST FLOOR LANDING

The landing comprises of: two ceiling light points; a central heating radiator; carpet flooring; two double glazed windows to the side elevation with obscure glass, and access to the two bedrooms, WC, and bathroom.

BEDROOM ONE

4.35m x 3.5m (14' 3" x 11' 6") - MAXIMUM MEASUREMENT
Bedroom one comprises of: carpet flooring; a ceiling light point; a double glazed bay window to the front elevation; a double glazed window to the side elevation, and fitted storage including hanging rail.

BEDROOM TWO

3.65m x 3.2m (12' 0" x 10' 6") - MAXIMUM MEASUREMENT
Bedroom two comprises of: carpet flooring; a ceiling light point; loft access with loft ladder; a double glazed window to the rear elevation, and a central heating radiator.

WC

The WC comprises of: exposed wooden floorboards; a ceiling light point; a double glazed window to the side elevation with obscure glass; a low level WC with high level flush; a central heating radiator, and an airing cupboard which houses the immersion heater.

BATHROOM

The bathroom comprises of: a double glazed window to the rear elevation with obscure glass; lino flooring; a ceiling light point; loft access; a central heating radiator; a corner shower cubicle with a sliding screen and mains shower unit; a wash hand basin hot and cold taps over; and, a bath with tiled surround, as well as hot and cold taps over.

OUTSIDE

FRONT APPROACH

The front approach comprises of: steps to a pathway

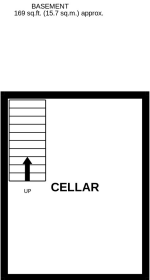
leading to the double glazed door to the side elevation; a low maintenance laid stone area, and a stone wall to the side of the pathway.

REAR GARDEN

The rear garden comprises of: access via the a double glazed door to the side elevation from the kitchen; a brick paved seating area; an outdoor store; fencing around the boundary; some trees; a flower bed; a pathway leading to the rear of the garden; a gate allowing access to the rear of the property, and potential for a lawn space.

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.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 sq.m.) approx.
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At a glance...

- ✔ LOUNGE: 4.4m x 3.5m (14' 5" x 11' 6") - INTO BAY WINDOW
- DINING ROOM: 3.65m x 4.25m (12' 0" x 13' 11") - MAXIMUM MEASUREMENT
- KITCHEN: 4.2m x 2.8m (13' 9" x 9' 2")
- CELLAR: 4.5m x 3.5m (14' 9" x 11' 6")
- BEDROOM ONE: 4.35m x 3.5m (14' 3" x 11' 6") - MAXIMUM MEASUREMENT
- BEDROOM TWO: 3.65m x 3.2m (12' 0" x 10' 6")

And there's more...

- ✔ Close to Hereford City centre
- ✔ Popular residential area
- ✔ Close to local amenities