



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property.

**Outgoings**

Council tax 'D'

**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**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

6 St James Road

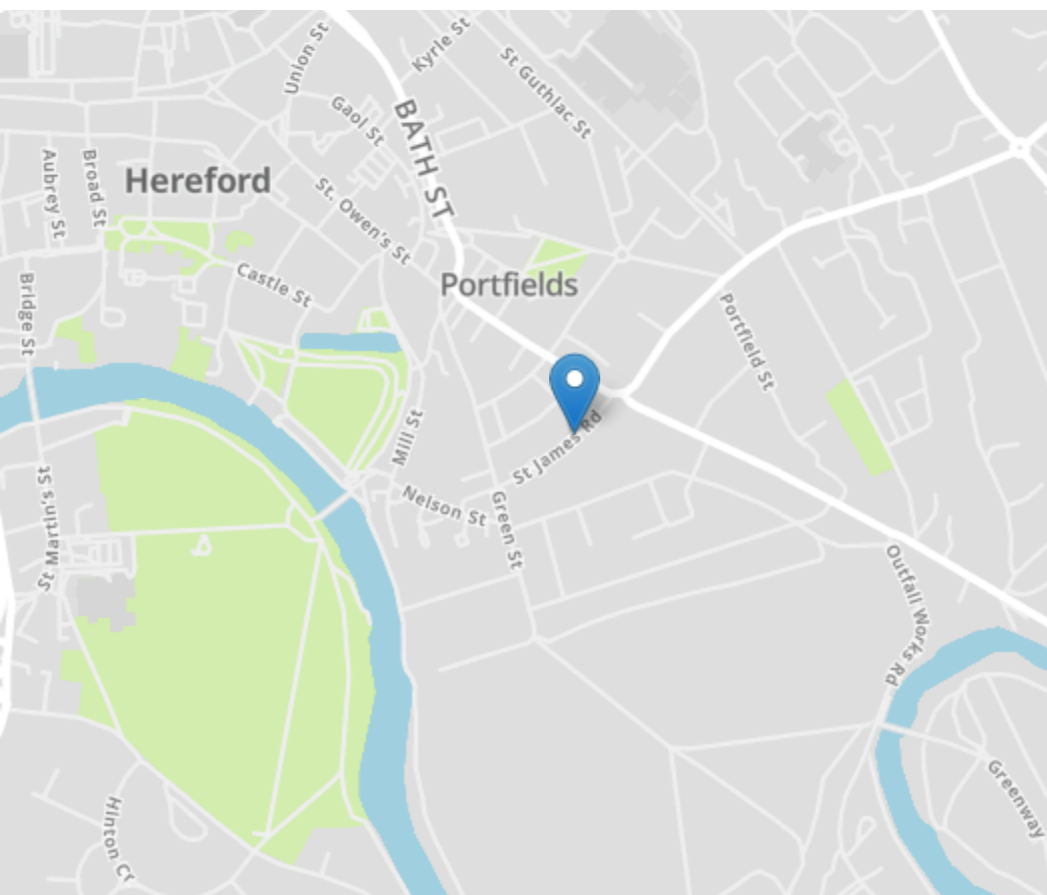
Hereford HR1 2QS

**Price Guide £450,000**



**DIRECTIONS**

From Hereford City proceed east onto A438 St Owen's street, turn right onto St James road, where the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words'///system.passes.debate



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

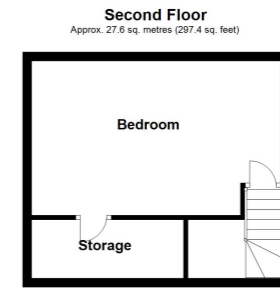
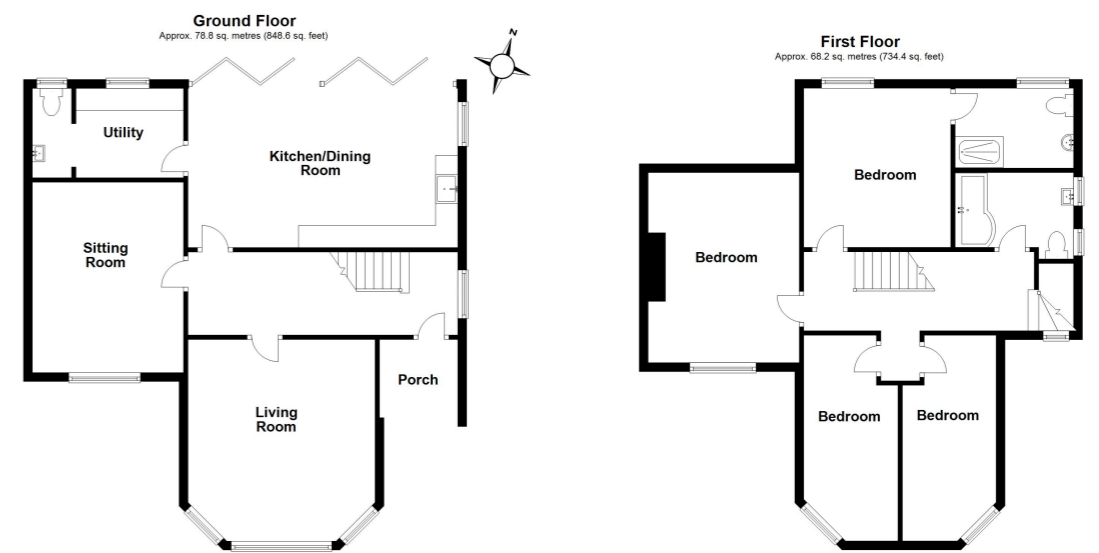
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• 5 bedroom semi detached • Completely renovated throughout • Re-wired and re-plumbed, full double glazing and gas central heating • Luxurious kitchen and bathrooms

**Hereford 01432 343477**

**Ledbury 01531 631177**



Total area: approx. 174.7 sq. metres (1880.4 sq. feet)

## OVERVIEW

Situated in the highly sought after St James area of Hereford, a period five bedroom semi detached property which has been completely renovated in the past twelve months, to include fully double glazed new sash style windows, re-wiring to include data cables in all rooms plus WiFi boosters on each floor. Recent re-plumbing throughout and installation of some beautiful bathrooms, one being en-suite, and a luxurious kitchen/family room with bi-fold doors opening onto the Mediterranean style garden, where before the recent landscaping was completed, all the garden drains had been replaced. This property has full gas fired central heating, enjoys two reception rooms, utility room, downstairs cloakroom, cellar and off road parking for two vehicles.

Close by to the property are a host of amenities, but it is within walking distance of the City centre, Cathedral, train station, county hospital, schools, colleges and some lovely walks along the river Wye and near by Castle Green.

In more detail the property comprises:

### Large Period Entrance Porch

Original front door leads to:

### Reception Hall

With dado rail, radiator, coving and door leading to cellar. Strip pine door leads to:

### Living Room

4.26m x 4.60m (14' 0" x 15' 1")

With feature period marble fireplace with open grate, two panelled radiators, original coving and replacement double glazed windows with pleasant outlook onto the front onto St James Road.

### Dining/Second Reception room

3.64m x 4.27m (11' 11" x 14' 0")

With period feature fireplace with ornate centre, open grate and open flue, large panelled radiator, picture rail, coving and window overlooking the front.

### Kitchen/Family Room

6.16m x 3.66m (20' 3" x 12' 0")

Being completely luxuriously re-fitted with a range of integrated units in sapphire blue with a full range of Cement Lux quartz Noir working surfaces over, 1.5 bowl sink with Quooker boiling tap, integrated dishwasher, 4 burner gas hob with oven underneath and extractor canopy over, built-in Bosch microwave, built-in fridge and freezer, central island/breakfast bar area with storage beneath, two wine chillers, wood effect flooring, inset ceiling downlighters, radiator, power points, gas point, and feature bi-fold opening doors bringing the garden feel into the kitchen.

Door to:

### Utility Room

2.44m x 1.98m (8' 0" x 6' 6")

With a matching sapphire blue range of units with CementLux quartz Noir working surfaces over, integrated washing machine, radiator, matching wood effect flooring, further storage and space for tumble dryer.

### cloakroom

With enclosed low flush WC, ornate wash hand basin and ladder style towel rail/radiator.

### Cellar

With power, light and a sophisticated internet hub is housed in the cellar.

From the main reception hall the lovely period staircase leads to:

## FIRST FLOOR

### Landing

With radiator and power points.

Door to:

### Master Bedroom

3.33m x 3.64m (10' 11" x 11' 11")

With panelled radiator, picture rail and window overlooking the rear.

Door to:

### En-Suite Shower

With large double shower cubicle with dual raindrop shower head, fully tiled surround, vanity wash hand basin, low flush WC, ladder style radiator and window.

### Bedroom 2

4.29m x 3.70m (14' 1" x 12' 2")

With period fireplace, panelled radiator, picture rail and window to front.

### Bedroom 3

2.14m x 4.64m (7' 0" x 15' 3")

With radiator, power points and picture rail.

### Bedroom 4

2.0m x 4.64m (6' 7" x 15' 3")

With radiator, power points, picture rail and window overlooking St James.

### AGENTS NOTE:

Bedrooms 3 and 4 have been divided from what was a single room and this could easily be restored as one room if so required.

### Family Bathroom

With shaped bath, shower over, glazed screen to the side, vanity wash hand basin, storage beneath, enclosed WC, fully tiled walls, ceramic tiled floor and windows.

Stairs lead to:

## SECOND FLOOR

### Bedroom 5

3.50m x 5.70m (11' 6" x 18' 8")

With radiator, power points and having a window with

elevated views towards Tupsley and the surrounding area. Door to:

### Walk-in Cupboard

Having ample storage and housing the wall mounted recently fitted, with guarantee and all certificated Worcester gas fired combination boiler serving domestic hot water and central heating.

### AGENTS NOTE:

The property has recently been re-wired, re-plumbed and there have been data cables installed in the majority of the rooms and WiFi extenders on each floor.

### OUTSIDE

The property is approached from St James Road through an attractive brick pillar and ornamental brick and stone walling which forms the boundary of the property from the main road, this in turn leads to a large 'L' shaped driveway providing car parking for two or more cars. Access down the side of the property where there is timber fencing and access through a timber security door leads to the rear garden which has been designed to a Mediterranean style with Astro turf surrounded by ceramic patio and bbq areas, upset mood lighting which changes colour to one's preference, and the whole garden area is nicely enclosed by both timber slatted fencing and red brick walling.



## At a glance...

- Living room 4.26m x 4.60m (14' 0" x 15' 1")
- Dining/Second Reception Room 3.64m x 4.27m (11' 11" x 14' 0")
- Kitchen/Family Room 6.16m x 3.66m (20' 3" x 12' 0")
- Utility 2.44m x 1.98m (8' 0" x 6' 6")
- Master Bedroom 3.33m x 3.64m (10' 11" x 11' 11")
- Bedroom 2. 4.29m x 3.70m (14' 1" x 12' 2")
- Bedroom 3. 2.14m x 4.64m (7' 0" x 15' 3")
- Bedroom 4. 2.0m x 4.64m (6' 7" x 15' 3")
- Bedroom 5.3.50m x 5.70m (11' 6" x 18' 8")

## And there's more...

- Highly sought after area
- Well placed for Hereford hospital, train station and colleges
- Walking distance to Cathedral, Castle Green and river Wye Walks

## 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.