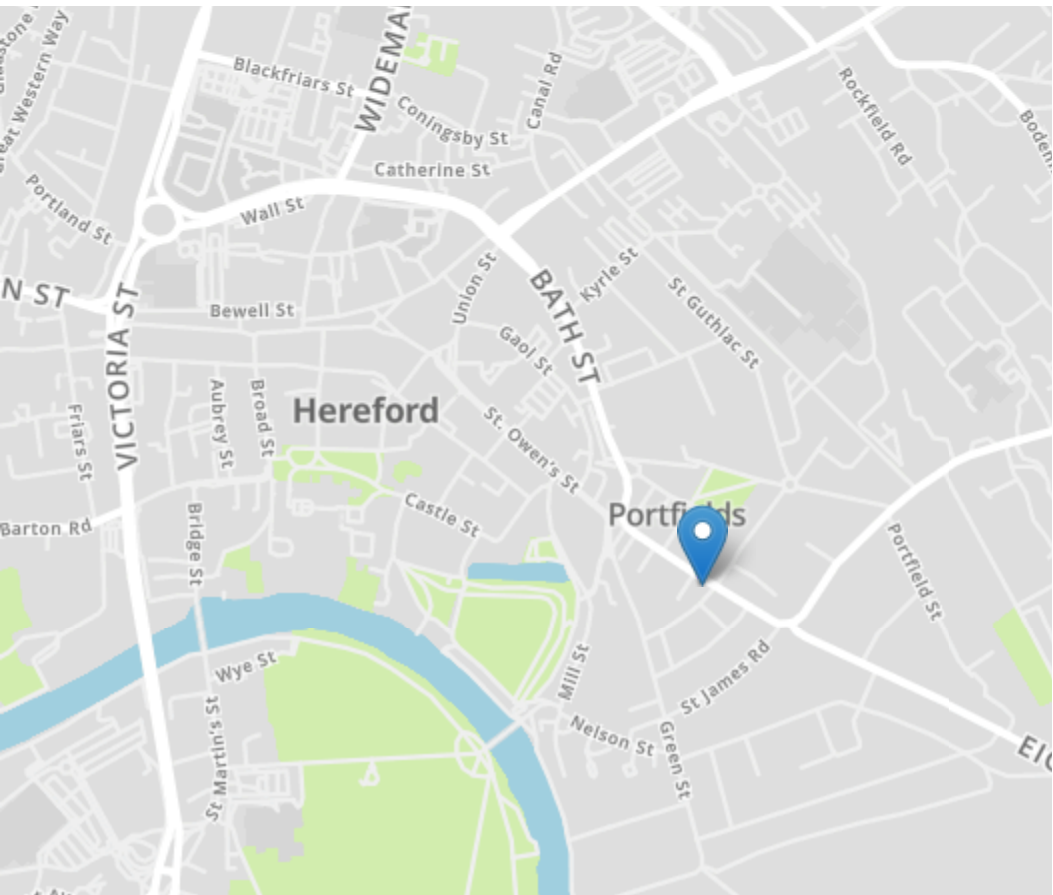




## DIRECTIONS

From Hereford City proceed east onto A438 St Owen Street and the property can be found on the right hand side situated between the side roads of Grove Road and Grenfell Road as indicated by the Stooke Hill and Walshe For Sale Board. For those who use 'What3 words'///insist.survey.attend



## 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	62	84
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.

110 St Owen Street  
Hereford HR1 2QE

£285,000



• Coming to the market for the first time since the early 1900's • Some original features

Hereford 01432 343477

Ledbury 01531 631177





## OVERVIEW

Coming to the market for the first time since the early 1900's, this much larger than average 3 bedroom, traditional red brick construction, mid terrace town house with higher ceilings than normal, is within easy walking distance to the City centre and all its amenities. Comprising; entrance hall, 2 reception rooms, kitchen/dining room, cellar, downstairs WC, utility room, 3 bedrooms to the first floor, bathroom, and rear garden. 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.

No Onward Chain.

In more detail the property comprises:

Approached from the front elevation through a personal gate, a wooden entrance door with obscure glass leads to:

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

### Entrance Hall

With carpet flooring, 2 ceiling light points, and radiator.

### First Reception Room

4.5m x 4.0m (14' 9" x 13' 1") Into bay window. Having single glazed sash bay windows at the front elevation, carpet flooring, ceiling light point, power points, TV point, radiator, telephone point, and beautiful period fireplace with slated hearth.

### Second Reception Room

3.7m x 3.18m (12' 2" x 10' 5") into recess. With carpet flooring, ceiling light point, radiator, TV point,

power points, double glazed wooden door leading to the rear elevation and a beautiful period fireplace.

### Kitchen/Dining Room

3.65m x 3.65m (12' 0" x 12' 0") With lino flooring, ceiling lights over both dining area and kitchen area, single glazed sash windows to the side elevation, fitted wall, drawer and base units, roll top working surfaces, space for gas cooker, electric cooker hood over, and Franke 1.5 bowl stainless steel sink with drainer and mixer tap over. Dining Area has continued lino flooring, and radiator, and door to cellar.

Archway to:

### Downstairs WC

With lino flooring, ceiling light point, single glazed window to the rear elevation, wall mounted extractor fan, low level WC, wash hand basin with hot and cold tap over, splash tiling, and radiator.

From the kitchen/dining room a door leads via a brick staircase to:

### Utility Room

2.5m x 3.7m (8' 2" x 12' 2") lino flooring, ceiling light point, single glazed sash windows to the side elevation, double glazed window within a timber frame door to the rear elevation, roll top working surfaces over matching base units to the kitchen, further storage cupboards, space and plumbing for washing machine and dishwasher, space for additional appliance including fridge, fridge or tumble dryer, additional stainless steel sink, mixer tap over and drainer, wall mounted Worcester Bosch combi boiler, and power points including USB. Door to:

### Cellar

5.2m x 4.5m (17' 1" x 14' 9") A fantastic potential for a conversion, subject to the necessary regulations, having the electrical consumer unit, electrical meter, mains water and mains gas.

From the main entrance hall a lovely carpeted staircase leads to:

## FIRST FLOOR

### LANDING

With recently fitted carpet, 2 ceiling light points, large loft hatch with glass integral letting light through. Door to:

### Bedroom 1

4.5m x 5.128m (14' 9" x 16' 10") into recess and into bay fronted window With radiator, ceiling light point, carpet flooring, power points including USB, telephone point and bay fronted single glazed sash window overlooking the front street aspect.

### Bedroom 2

3.65m x 3.2m (12' 0" x 10' 6") With carpet flooring, ceiling light point, single glazed sash window to the rear elevation, radiator, TV point, power points and a lovely feature period fireplace within the chimney breast.

### Bedroom 3

3.65m x 2.5m (12' 0" x 8' 2") With carpet flooring, ceiling light point, radiator, power points, and single glazed sash window to the rear elevation overlooking the rear garden.

From the landing leads to:

### Store Room/Small Study

1.55m x 1.8m (5' 1" x 5' 11") This little room would lend its self to a study area, and comprises; carpet flooring, ceiling light point, telephone point, radiator, and single glazed sash window to the side elevation.

### Bathroom

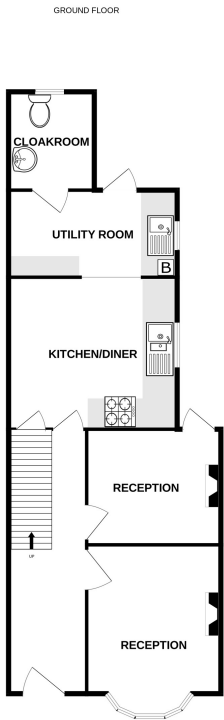
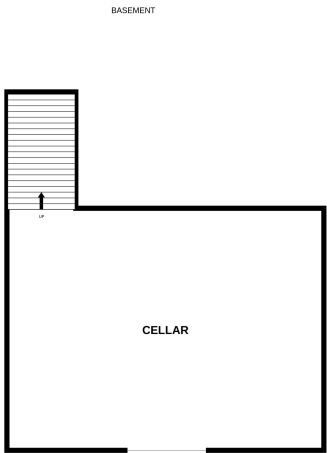
With lino flooring, spot lights, radiator, wall mounted vanity space including mirror, low level WC, bath with shower over and glass swivel screen, wash hand basin with chrome hot and cold over, wall mounted light with shaver point, a wall mounted extractor fan, and a sash single glazed obscured glass window to the side elevation.

## OUTSIDE

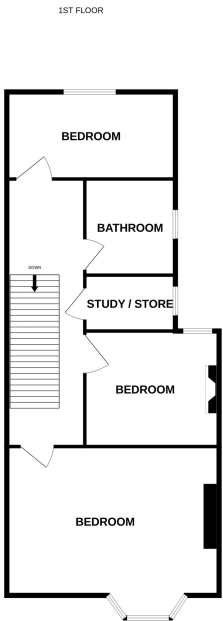
There are two access points out to the low maintenance rear garden, where there is a small walkway access to the side of the property, where there is an outdoor tap, small decking area with outdoor lights, outdoor seating area, small flower bed with a climber up the trellis work, small lawn with a pathway at the side with laid stone, which leads to another patio seating area which is at the very rear of the garden. A personal gate from the rear garden leads to a shared access way giving this garden access not just via the property.

## 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.



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## At a glance...

✔ First reception room 4.5m x 4.0m (14' 9" x 13' 1")

Second reception room 3.7m x 3.18m (12' 2" x 10' 5")

Kitchen/Dining 3.65m x 3.65m (12' 0" x 12' 0")

Utility Room 2.5m x 3.7m (8' 2" x 12' 2")

Cellar 5.2m x 4.5m (17' 1" x 14' 9")

Bedroom 1. 4.5m x 5.128m (14' 9" x 16' 10")

✔ Bedroom 2. 3.65m x 3.2m (12' 0" x 10' 6")

Bedroom 3. 3.65m x 2.5m (12' 0" x 8' 2")

## And there's more...

✔ Close to Hereford City centre

✔ Popular residential area

✔ Close to local amenities