



21 St James Road
Hereford
HR1 2QS



21 St James Road, Hereford

An elegant semi-detached Victorian house, in a highly sought-after residential location, about 2138 sq. feet on 3 storeys plus a cellar with 4 bedrooms, gas central heating, traditional features, off-road parking and a large, walled garden.

This attractive, semi-detached period house is located in the ever popular "St James Village" which lies within easy walking distance of the City centre. Within St James there is a church, primary school, shop, public houses and the Castle Green, Bishop's Meadow and River Wye are also close at hand. The original property has been comprehensively updated, to retain original features wherever possible (such as sash windows) and has gas central heating and provides ideal family accommodation over 3 storeys and extending to approximately 2138 sq. feet with an unconverted cellar. There is ample off-road parking and a large walled rear garden. We highly recommend an internal inspection of the property which is more particularly described as follows:-

Double doors to the Entrance Porch

With original tiled floor and door to the

Spacious Reception Hall

With original tiled floor and understairs storage cupboard, traditional style radiator and door into the

Semi open-plan Living/Dining Room with exposed floorboards

Living Room area with bay window, radiator, a through woodburner with hearth. Dining Room area with 2 radiators and double doors to the part-covered rear.

Open-plan Kitchen/Breakfast Room

Kitchen is fitted with a range of contemporary style cream units with worksurfaces and tiled splashbacks, built-in electric double oven, 4-ring gas hob and extractor hood, 1½ bowl sink unit, built-in dishwasher,

window to side. Breakfast area with floor-to-ceiling brick fireplace with woodburning stove and quarry tiled hearth, inset bookshelves, storage cupboard, 2 radiators, windows to front and side.

Archway to the kitchen

Rear Hall

Quarry tiled floor, Velux roof window, further window, space for a fridge/freezer, double doors to rear.

Hall

Cellar

With a brick floor, light, power and radiator with an external access to the rear.

Utility Room/Downstairs Cloakroom

With WC and a Belfast sink unit with cupboard under, dual controlled ladder style radiator, wall mounted cupboard, plumbing for washing machine, tiled floor, window, extractor fan, vent for tumble-dryer.

Staircase leads from the Reception Hall leads to the

First Floor Landing

Windows to front and rear, traditional style radiator and smoke alarm and airing cupboard.

Bedroom 1

Radiator and bay window to front.

Bedroom 2

Built-in wardrobe, radiator, window to rear.

Bedroom 3

Built-in wardrobe, radiator, storage cupboard housing the gas fired combination central heating boiler, windows to front and side.

Family Bathroom

Travertine tiled floor and a white suite comprising bath with mixer tap and shower attachment, separate tiled shower cubicle with glass screen, wash hand-basin and WC with concealed cistern and storage units, dual controlled ladder style radiator, underfloor heating, downlighters, extractor fan and window to rear.

Staircase leads from the first floor landing to

Attic/Bedroom 4

A large space converted with potential to be split into 2 rooms with 5 Velux windows, a window to side, 3 radiators, access to eaves storage space.

Outside

To the front of the property there is a brick paved driveway with parking for 2 vehicles and there is a lawned area with brick boundary wall. There is side access via a gate and gravelled path to the large rear garden which is walled and mainly lawned with a sundeck and a covered canopy, outside lights and water tap, garden shed, bike and log stores.

Agents Note

St James Road also operates a Residents Parking Permit Scheme.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.



Outgoings

Council tax band D - payable 2023/24 £2202.37

Water and drainage - rates are payable.

Money Laundering Regulations

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

Viewings

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

Directions

What3words - rested.verse.jumpy

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Cellar
Approx. 16.2 sq. metres (174.1 sq. feet)



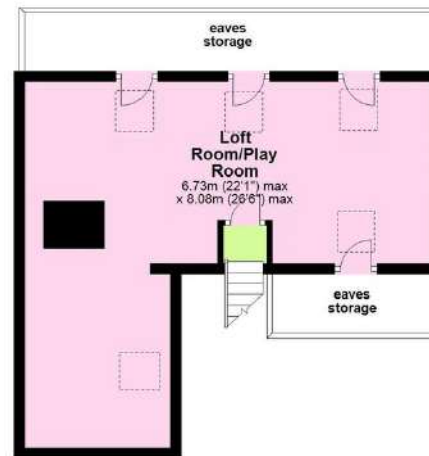
First Floor
Approx. 68.3 sq. metres (735.5 sq. feet)



Ground Floor
Approx. 77.5 sq. metres (834.0 sq. feet)



Second Floor
Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 198.7 sq. metres (2138.9 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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