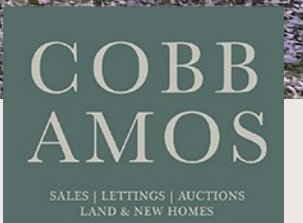


14, St James Terrace, Hereford, HR1 2QJ  
Price £190,000



# 14 St James Terrace Hereford

Situated in the ever popular St James' area, a short distance East of Hereford city centre is this well presented, characterful, Victorian end of terrace house. The double glazed and gas centrally heated accommodation consists of two double bedrooms to the first floor, a living room, kitchen/breakfast room, useful utility room and four piece bathroom on the ground floor. It further benefits from a courtyard garden at the rear, cellar and further garden with storage at the front. This well serviced, vibrant area is pedestrian friendly with shops, pub, schools and countryside walks on the doorstep.

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- Victorian end terrace
- 2 Double bedrooms
- Kitchen/Breakfast room
- Living room & utility room
- Bathroom with shower
- Courtyard at front & rear
- DG & GCH
- Cellar & boarded loft
- Popular City area
- No onwards chain

## Material Information

**Price** £190,000

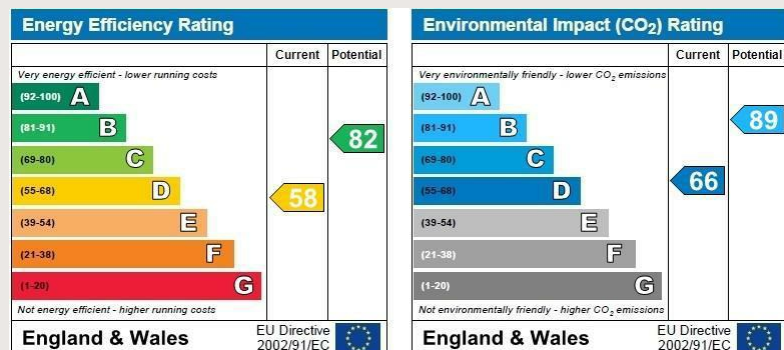
**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** B

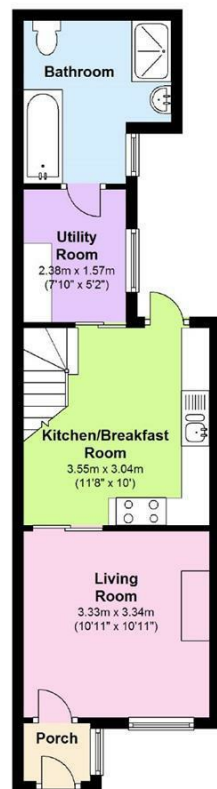
**EPC:** D (55)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



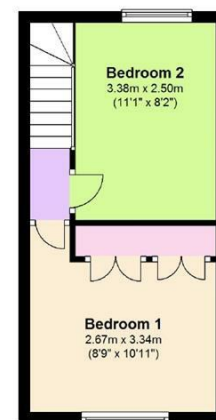
## Ground Floor

Approx. 32.1 sq. metres (348.0 sq. feet)



## First Floor

Approx. 22.8 sq. metres (245.2 sq. feet)



Total area: approx. 54.9 sq. metres (591.2 sq. feet)

14 St James Terrace

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Property Description

The property is entered via a double glazed door into a useful porch area with a tiled floor, window to the side and a glazed door into the living room which has exposed wooden floorboards, brick fireplace with tiled hearth, window to the front aspect and a sliding door into the kitchen. The kitchen/breakfast room has exposed wooden floorboards, hatch access to the cellar, room for a table and chairs, stairs to the first floor, matching range of wall and base units and drawers under a wooden worktop with stainless steel upstands, inset 1 1/2 bowl sink unit, tiled walls, range style cooker with extraction fan over and a stable door to the rear courtyard. A sliding door leads from the kitchen to a handy utility room with a Worcester gas heating boiler, tiled floor, wall and base units with worktop over, space and plumbing for a washing machine, window to the side and door into the bathroom which consists of a panel bath, heated chrome towel rail, WC, 1/2 pedestal wash basin, feature circular shower cubicle, tiled floor and walls, ceiling light and window to the side.

A wooden staircase rises up to the landing where both bedrooms are accessed, bedroom one has a window to the front aspect with a range of fitted wardrobes having hanging space and shelving and bedroom two has a window to the rear aspect and access to the boarded loft space via a fitted folding ladder.

The cellar is accessed from the kitchen via a hatch and brick steps down to what is currently used as storage space with a radiator and hatch to the front of the property.

## Dimensions

Living Room 10'11 x 10'11  
Kitchen/Diner 11'8 x 10'0  
Bedroom 1 10'11 x 8'9  
Bedroom 2 11'1 x 8'2  
Total Area 591sqft

## Outside

The property is set back from Nelson Street and accessed via a path that leads to the property and then runs along the front of the terrace and comes out onto Green Street. Accessed via a metal pedestrian gate to the front garden which is mainly laid to gravel and enclosed by a brick wall, there is a hatch leading down into the cellar and at the side of the property is a useful wooden storage shed with fitted shelving.

The rear courtyard is accessed from the kitchen via a wooden stable door and has wooden fencing to one side and a wooden gate out to the rear.

## Services

All mains services are connected to the property

## Location

The property is ideally located less than 1/2 mile East of Hereford city centre. In the close vicinity are King George V playing fields, Victoria bridge and the river Wye, Castle Green Bartonsham Meadows and the Cathedral. There is also a local shop and The Volunteer pub moments away around the corner. The more comprehensive facilities of Hereford city are all close by including transport links, hospital and schools.

## Broadband

Broadband Download Upload Availability  
Standard 13 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 8000 Mbps 8000 Mbps Good  
Networks in your area - Zzoomm, Openreach

## Mobile Phone Coverage

Please check <https://www.ofcom.org.uk/mobile-coverage-checker>

## Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence

## Directions

From our office take the A49 to the Tesco roundabout and take the 2nd exit into Newmarket St and follow to Blueschool St, then Bath St and bear left onto St Owens Street. Take the third right onto St James Road, at the T junction turn left and immediately right into Nelson St where the property can be found on the right hand side set back from the road.  
What3words:///friend.across.encounter

