



## 34 St. Martins Street, Hereford, HR2 7RE

- Ideal investment or family home
- Two reception rooms and newly fitted kitchen
- Long rear garden, cleared and with scope to landscape to buyers requirements
- Four bedrooms, bathroom and shower room
- Recently redecorated throughout, new carpets
- 2 residents parking permits available

**Guide Price £235,000**





# St. Martins Street, , Hereford, HR2 7RE - Guide Price £235,000

## Situation and Description

The property is situated within a conservation area at the southern end of St Martins Street and is within easy walking distance of parks, the river Wye walks, leisure facilities including the swimming baths and gym, tennis courts, restaurants and cafes; the city centre with a wide range of services and amenities is approximately a 5 to 10 minute pleasant walk via the old River Wye bridge and cathedral grounds.

The property itself constructed circa 1820 with the recent rear extension completed in the late 1990's, is Grade II listed and comprises deceptively spacious four bedroom two bathroom accommodation arranged over three floors.

In recent years the property has provided a useful income as a rental unit hence would be both suitable for an investment buyer or as a family home. The property has been redecorated, had new carpets fitted, and a new Wren kitchen (with both gas and electric cooker connections available) and has a large fully enclosed rear garden which has been cleared of foliage etc and is ready for the new owner to plant or landscape as required.

In more details the property comprises:-

Entrance door to

## Entrance Hall

With newly fitted carpet, power point, fuse box, double panelled radiator, dado rail, inner hall area with stairs to first floor and door to cellar. Door to

## Sitting Room/Snug

To the front with original sash window, single panelled radiator, newly fitted carpet, two recessed display alcove cupboards with glass fronted doors and shelving, TV point, three double power points, curtain pole.

## Cellar

Extending beneath the front of the property under the inner hall, entrance hall and front sitting room/snug. With power, light and gas meter. We are advised by the vendor in spells of heavy and persistent rain, the cellar floors is prone to a few centimetres of water collecting. This could easily be remedied should any prospective purchaser consider conversion of this space (subject to obtaining any necessary consents) by the installation of a sump and pump system and tanking.

From the Inner Hall, door to

## Dining Room/Sitting Room

With exposed wood floor, original cast iron fireplace with wood surround and mantle, recessed alcove cupboard with shelving, TV point, 3 double power points, double panelled radiator, sash window to rear elevation with fitted blind. Square archway to

## Kitchen

Brand new fitted kitchen by Wren in cobalt blue and comprising a range of wall and base units incorporating single drainer stainless steel sink unit with mixer tap over, tiled surrounds, space for cooker with both gas and electric connections and newly installed Matrix extractor, space for under counter fridge or dishwasher, four power points, tiled floor, window to side elevation overlooking the rear courtyard. Ceiling spot lights, door to rear lobby and half glazed door to

## Boot Room/Rear Entrance Hall

A useful area with tiled floor, window and glazed door to rear courtyard and further window to sitting room, ideal space for fridge freezer, boots and shoes/storage or pet beds etc.

From the kitchen, further arch to

## Inner Lobby/Utility Area

With space and plumbing for automatic washing machine or combined washer drier, stop cock, wall mounted gas fired 'Ideal' combi boiler with remote control system for central heating etc, loft access point, tiled floor, carbon monoxide alarm, part glazed door to garden with cat flap and door to

## Shower Room

Fitted with a Triton T80 shower in fully tiled cubicle, low level WC and wash hand basin, towel rail, single panelled radiator, obscure glazed window to side elevation, tiled floor, extractor and mirror fronted medicine cabinet.

## First Floor Landing

With removable balustrade for ease of furniture removal, dado, single panelled radiator, newly fitted carpet, feature leaded window, smoke alarm, power point, telephone point, former airing cupboard with shelving and radiator.

Doors to

## Bedroom One

Situated to the rear, with original sash window, built in recessed drawers, cupboard and wardrobe to either side of the chimney breast, bedroom fireplace with cast iron grate and wood surround, newly fitted carpet, single panelled radiator, four power points.

## Bathroom

Fitted with suite comprising bath with pine side panel, low level WC with macerator, wash hand basin, tiled surrounds, mirror fronted medicine cabinet, towel rail, single panelled radiator, recessed storage cupboard.

## Bedroom Four/Study Home Office

Situated to the front with original sash window and views along St Martins Street, wall mounted space saving fold down table/work desk, single panelled radiator, newly fitted carpet, TV point, two double power points.

## Second Floor Landing

With roof light, loft access point, doors to

## Bedroom Three

With bedroom fireplace with cast iron grate and wood surround, window to rear elevation with curtain pole, built in wardrobe with hanging rail and shelf space, TV point, two double power points, newly fitted carpet, feature window to landing.

## Bedroom Two

With feature bedroom fireplace with wood surround, built in cupboard with shelving, TV point, two double power points, single panelled radiator, sash window to front elevation with curtain pole, newly fitted carpet.

## Outside

To the rear of the property is a long garden which is fully enclosed with several mature trees including holly and bay. There is a pretty paved rear courtyard with several mature roses. The gardens have been cleared and offer a blank canvas for someone wishing to re seed/turf, cultivate for the keen gardener or lay slabs or ravel for those preferring a low maintenance option.

There is a useful plastic coated metal storage shed, washing line, outside cold water tap and lighting.

## Parking

Residents parking permits can be obtained from the local authority - Resident Parking Herefordshire Council Town Hall 10 St Owen Street Hereford Herefordshire HR1 2SP. The property falls into zone 8 and is eligible for 2 parking permits.

## Local Authority

Council Tax Band C

## EPC

EPC E

<https://find-energy-certificate.service.gov.uk/energy-certificate/0844-2841-7145-9196-6035>

## Services

All mains services are connected.









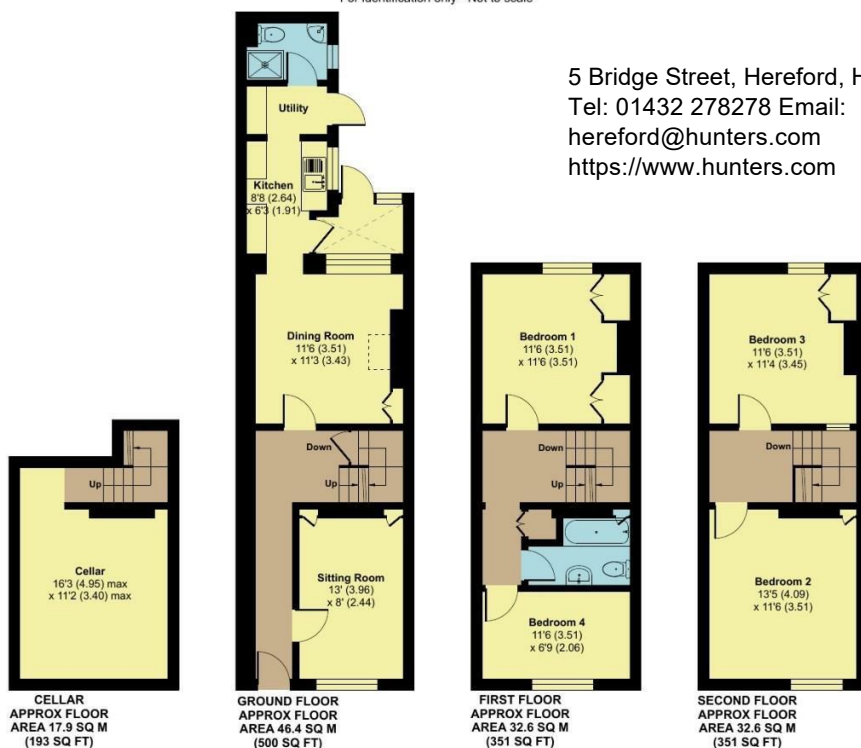


## St. Martins Street, Hereford, HR2

Approximate Area = 1395 sq ft / 129.5 sq m

For identification only - Not to scale

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hunters Property Group. REF: 1090237

## Viewings

Please contact [hereford@hunters.com](mailto:hereford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) 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 & Wales                             |  | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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