



73 Park Street, Hereford, HR1 2RD



**Sunderlands**  
Residential Rural Commercial



**73 Park Street  
Hereford  
HR1 2RD**

### Summary of Features

- Mid terrace property
- Two bedrooms
- Two reception rooms
- Partly converted cellar, which presents further potential
- Sought after residential location
- Private rear garden with side access

**Asking Price £270,000**

Located in the highly sought-after location of Park Street, Hereford, this charming mid-terraced house offers a delightful blend of comfort and style. With two inviting reception rooms, this property is perfect for both relaxation and entertaining guests. The well-presented interiors create a warm and welcoming atmosphere, making it an ideal home for individuals or small families. The house features two spacious bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents. The layout of the property maximises space and light, creating a pleasant living environment. Situated in a desirable area, this home benefits from close proximity to the centre of Hereford, as well as local amenities, parks, and excellent transport links. It is also conveniently located near Bartonsham Meadows Wildlife Site, offering easy access to attractive riverside walks and green open space. This combination makes it a perfect choice for those seeking both convenience and a strong sense of community.

### Location

The property is conveniently located just half-a-mile east of Hereford city centre within the sought-after St James area of the city. A number of excellent amenities can be found nearby to include schools and nurseries, shops, public house, Chinese takeaway and church. The Hereford County Hospital and railway station are also located nearby whilst the city centre of Hereford boasts an array of shops, bars, restaurants and facilities. The countryside is a short distance away from the property where there are various walks along the River Wye, with the nearby Bartonsham Meadows Nature Reserve also offering attractive green space and riverside walks.

### Accommodation

### Living room

A cosy front living room featuring a character fireplace, with built-in bookshelves on either side, and a large front-facing window that fills the space with an abundance of natural light.

### Family room

An inviting family room, centred around a focal woodburning stove, creating a warm and welcoming atmosphere. A large rear-facing window provides an attractive outlook over the patio and allows natural light to flood the space. A door provides access to the cellar, while an open opening leads through to the adjoining living areas, enhancing the sense of flow and connectivity throughout the home.

### Kitchen/dining room

Fitted modern kitchen with matching wall and base units, complemented by a wooden worktop and incorporating space for white goods. The layout flows seamlessly into a dining area with bi-fold doors opening onto the private rear garden, creating an ideal space for indoor-outdoor living and entertaining.

### Cellar

Partially converted cellar with Building Regulations sign-off to the current stage. Any interested parties are advised to seek further guidance from Building Control and Herefordshire Council Planning Department regarding full conversion potential and any additional requirements.

### First floor

### Bedroom one

A light and airy principal double bedroom, featuring a front-facing window and a charming feature fireplace. The room offers ample space for a range of freestanding furniture, creating a comfortable and versatile retreat.



## Bedroom two

Second double bedroom benefiting from plenty of natural light and offering ample space for a range of freestanding furniture, making it a versatile and comfortable room.

## Bathroom

Modern bathroom fitted with a shower cubicle, bath, WC, and wash basin, complemented by a Velux window and an additional rear-facing window, allowing for plenty of natural light and creating a bright, airy feel throughout.

## Outside

Private rear garden with side access via a neighbouring property, thoughtfully designed for both relaxing and entertaining. Bi-fold doors open onto a spacious Indian stone patio, creating a seamless indoor-outdoor feel, perfect for summer dining and social gatherings. The garden enjoys mature planted borders with established shrubs and greenery, a central lawn ideal for families or outdoor enjoyment, plus a second patio area and a useful shed to the rear.

## Services

Mains gas, electric, water and drainage are connected to the property.

## Tenure

Freehold

## Council tax

Herefordshire council tax band - B

## Directions

From central Hereford the most direct vehicular route is to proceed east for the length of St Owen Street and on the left hand bend, into Ledbury Road, turn right into Eign Road. Continue along Eign Road and then turn right into Park Street. Number 73 will be identified on the right hand side.

## Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.





**Sunderlands**

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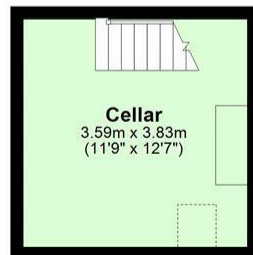
**Ground Floor**  
Approx. 41.4 sq. metres (445.4 sq. feet)



**First Floor**  
Approx. 33.2 sq. metres (357.4 sq. feet)



**Basement**  
Approx. 13.8 sq. metres (148.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 sq. feet)  
**73 Park Street**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.