



Arkwright Owens

herefordshireproperty.com

10 Nelson Street St. James, Hereford

4 Bed Town House with Walled Garden
Garage & Allocated Car-Parking

Guide Price: £369,995

Situation

The townhouse is within the St James district of Hereford City and walking distance of many amenities, including a local convenience store in Green Street, and the Volunteer Public House in Harold Street, as well as The Bishop's Meadows, The River Wye walk, Castle Green and St. James Church.

The property is within the St. James Primary School catchment and The Bishop of Hereford Bluecoat Secondary School catchment as well as walking distance of Hereford Cathedral School.

There is excellent access to the road network to the east (A438) and the B4224 Hampton Park road with access to Fownhope and Ross-on-Wye. There is a local bus service and the property is within walking distance of Hereford Railway Station.

Description

10 Nelson Street is an end of terrace town house built in 2002/03 as part of The Laing Hereford General Hospital redevelopment, part of which consists of a terrace of modern town houses fronting Nelson Street. Each house has a walled front garden and this property also boasts a brick walled rear garden. Internally, a property of 123 sq.m (1,333 sq.ft) and versatile modern accommodation includes:

- 3-4 bedrooms each with walk-in wardrobes, 2 of which feature en-suite bathrooms with shower
- Separate 1st floor main bathroom with bath
- Downstairs cloakroom with WC
- A south facing well equipped kitchen/ breakfast room
- Separate ground floor dining room with potential to use as a study.
- First floor sitting room to rear with feature fireplace, which could be used as a 4th bedroom.



Accommodation

FRONT WALLED GARDEN

4'2" x 14'7" (1.3m x 4.5m)

Metal entrance gate, hard standing and porch over front door.

ENTRANCE HALL

3'6" x 11'6" (1.12m x 3.5m)

Part glazed front door with obscure glazing, fan light and matt well, pendant light and Accentia alarm panel.

RECEPTION ROOM 1/STUDY

9'8" x 12'4" (3m x 3.8m)

Laminate flooring, TV aerial point, timber casement window.

INNER HALL

9'1" x 7'8" (2.8m x 2.4m max)

Laminate flooring, recess into stairwell, radiator.

CLOAKROOM

6'2" x 3'2" (1.9m x 1m)

Pedestal wash hand basin with tiled splash-back, low level WC, radiator with control valve, high level lights circuit breakers, G3 accent alarm, spot lights.

KITCHEN / BREAKFAST ROOM

10'8" x 14'1" (3.3m x 4.3m)

The well-equipped kitchen features:

- Luxury vinyl tile flooring
- Recessed ceiling spotlights with smoke and Carbon Monoxide detectors.
- Fitted base units around three walls and eye-level cupboards with marble-effect work surfaces
- Built in Neff dishwasher
- Built in full height fridge-freezer
- 1.5 bowl stainless steel sink, draining board and mixer tap
- Neff gas hob and extractor fan, Neff electric double oven with integrated microwave
- Recess and plumbing for washing machine
- Wall mounted Worcester boiler
- Double radiator

FIRST FLOOR LANDING

8'8" x 3'2" (2.7m x 1m)

Close carpeted, pendant light, double power socket and radiator.



SITTING ROOM / BEDROOM 4

11'1" x 14'1" (3.4m x 4.3m)

Laminate flooring and electric switch for fireplace with marble hearth and plain timber surround. Two timber casement windows (south facing), four double power sockets, data socket phone line. Coving to walls and two pendant lights, TV aerial.

AIRING CUPBOARD

3'2" x 2'9" (1m x 0.9m)

Immersion heater.

BATHROOM

5'5" x 6'8" (1.7m x 2.1m)

Two tone painted walls with half tiling with decorative dado to white wall tiling, Low level WC with dual flush, pedestal wash hand basin, with shaver point and a heated towel rail and panelled bath.

BEDROOM 1

10'1" x 14'1" (3.1m x 4.3m)

Two timber casement windows with fitted blinds, pendant light, radiator with control valve and BT Open reach socket. Fitted wardrobe with long shelf for storage and hanging space below 4'5" x 1'9" (1.4m x 0.6m).



SECOND FLOOR LANDING

6'5" x 3'2" (2m x 1m)

BEDROOM 2 (REAR)

11'8" x 11'1" (3.6m x 3.4m)

Timber casement window with fitted blind, fitted wardrobe (2.3m x 0.6) with upper shelf and hanging space, three double power sockets, BT phone socket, high ceilings, pendant light and radiator, and access into the loft with light.

ENSUITE SHOWER ROOM

8'6" x 4'9" (2.6m x 1.5m)

Low level WC, fully tiled shower cubicle and extractor fan and spot lights. Two tone painted walls with lower white tiling and dado rail.

BEDROOM 3

11'8" x 12'4" (3.6m x 3.8m)

Facing Nelson Street with similar layout to other bedrooms with wardrobe space (2m x 0.6m) and pendant light, radiator with control valve, one timber casement window.

ENSUITE SHOWER ROOM

4'9" x 4'9" + 2'4" x 2'4" (1.5m x 1.5m + 0.75m x 0.75m)

Low level WC, heated towel rail, radiator with control valve, Premier shower cubicle. White wall tiles to dado rail height. Spot lights, pedestal wash hand basin with mixer tap.

Gardens

To the front of the property is a paved garden with wrought-iron gates giving access to the front door. The walled garden to the rear is a block paved well-maintained space with border shrub beds around the walls, a central feature, and area of soil for several ornate silver birch trees. A lockable timber gate in the rear wall gives access to both the allocated car-parking space to the rear, and the separate garage which forms part of a terraced block adjacent to the main house.

GARAGE

22'9" x 8'5" (6m x 2.6m)

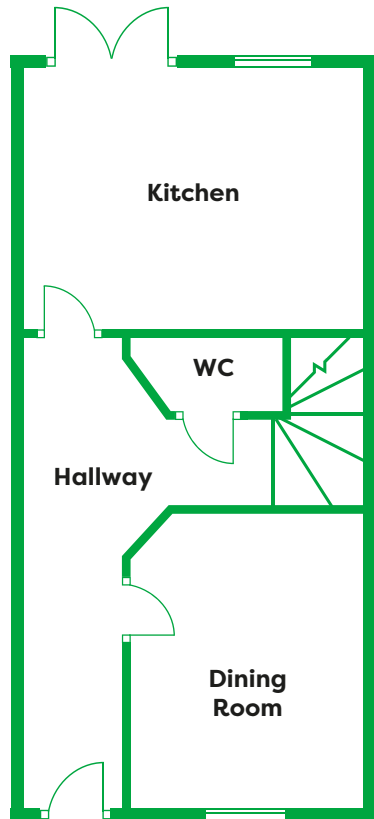
End of terrace garage with concrete floor, up-&-over garage door, and a ceiling height of 2.5m.

Allocated Parking Space

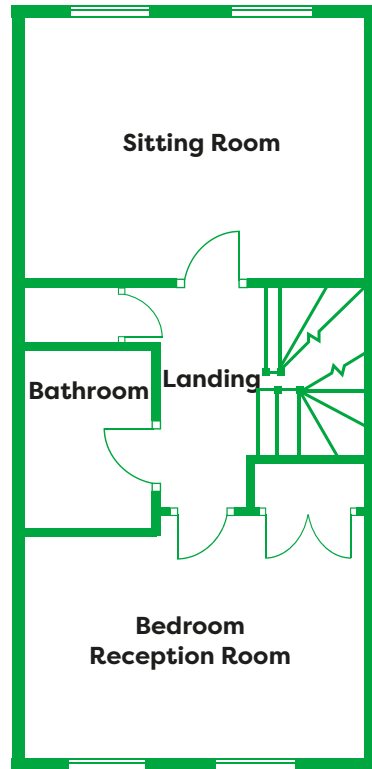
Accessed via Florence Gardens, with hard landscaping around a communal courtyard is a numbered space for one vehicle.



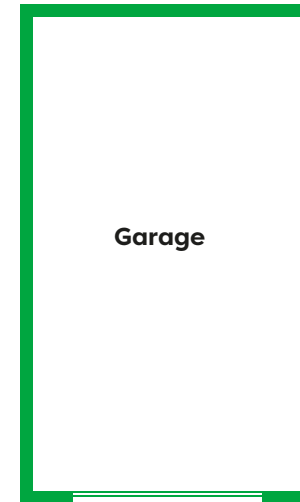
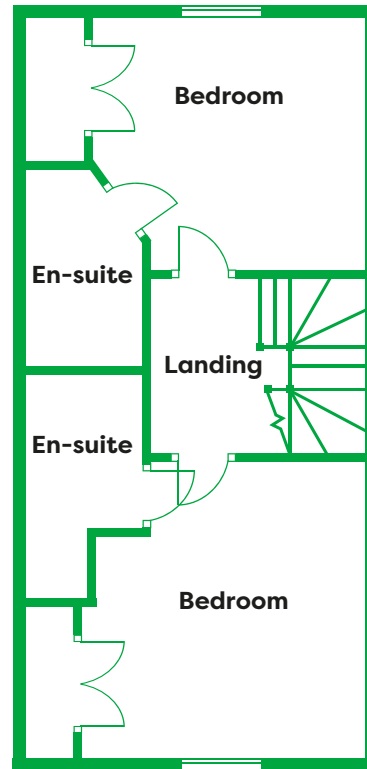
Ground Floor



First Floor



Second Floor





Services

Mains water and drainage; mains electricity and mains gas.



Council Tax

Council Tax Band D - Herefordshire Council 01432 260000.



Anti Money Laundering (AML)

A successful bidder will be required to provide information to satisfy the AML regulations when Heads of Terms are agreed.



Guide Price

£369,995. No upward chain, offered on a 'vacant possession' basis.



EPC

EPC-C. Certificate number 0337-3915-0200-6506-8204.



Maintenance Charge

£52 per month for cleaning & grass cutting within the communal parking court.



Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

Telephone 01432 267213 or Julian Owens 07855 744821

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