



15 King Street

, Hereford, Herefordshire, HR4 9BX

**jackson**  
property



# Offers Over £200,000

Grade II listed property with planning for change of use | Currently a 4 storey office suite | Plans to be a 4 Storey Residence | City Centre Location | Plethora of Character & Charm | Versatile Space & Accommodation | No Onward Chain

## Situation

The property is centrally located in the city of Hereford, enjoying a prime location for all city amenities to include cafes, bars, restaurants, shopping and bus and rail stations. Hereford Leisure pool is a short walk away as well as St George's playing fields. The property is situated itself on King Street, within in the immediate vicinity include a number of cafes, restaurants and other retail and professional premises.

## Description

The property is entered off king street into the main reception space, having large front window, doors to rear reception and door to cellar. The rear reception has an iconic inglenook fire with stone surround and doors out the rear walled courtyard garden and outbuildings.

First floor landing gives access to 2 rooms, the rear room with stunning beams on show and walk in cupboard. The front first floor room has large window and built in cupboard. The second floor is laid out as a large space with spiral staircase to the fourth floor. Off the open space is a bathroom/toilet area with two WCs and further access is

a large room with character beams and walk in storage cupboard.

The top floor is laid out as a kitchenette area with window overlooking Bridge Street and a further room with eaves restricted height, however some stunning character features.

## Agent Note

The current advertised floorplan is a guide for the outline of the building, internal walls may be slightly different, but gives a great indication of its current layout.

## Services

Mains water, electricity, gas and drainage are connected.

## Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)

## Jackson Property

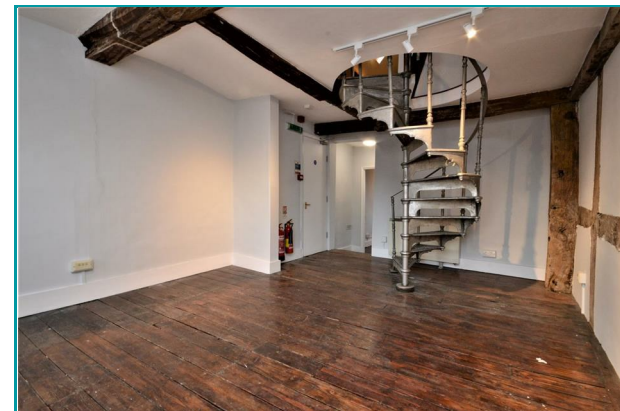
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statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

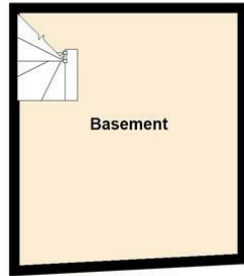
## Referral Fees

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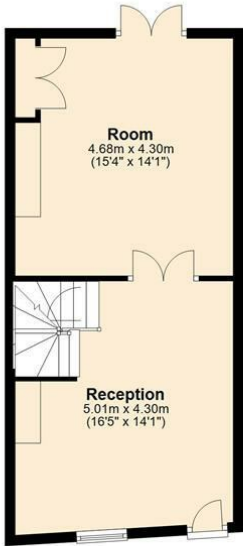


To arrange a viewing please contact us on t. 01432 344 779  
[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk) | [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)

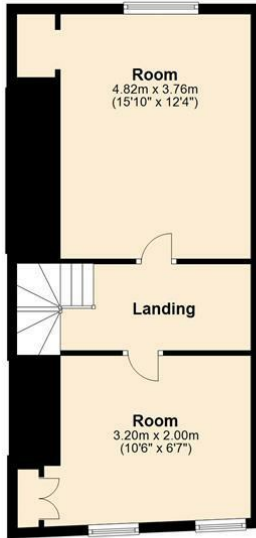
**Basement**  
Approx. 20.9 sq. metres (224.6 sq. feet)



**Ground Floor**  
Approx. 41.5 sq. metres (446.9 sq. feet)



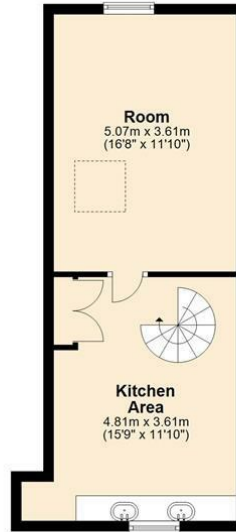
**First Floor**  
Approx. 41.1 sq. metres (442.7 sq. feet)



**Second Floor**  
Approx. 41.0 sq. metres (440.8 sq. feet)



**Third Floor**  
Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 180.9 sq. metres (1947.7 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

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