



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



41 Staddlestone Circle, Saxon Gate, Hereford, HR2 6SB

'Situated to the south of central Hereford a substantial semi detached home arranged over three levels. Gas central heating, double glazing, garden area and garage'

Offers Over £250,000 (Freehold)

41 Staddlestone Circle, Saxon Gate, Hereford, HR2 6SB

LOCATION

Staddlestone Circle is located off Bullingham Lane, off Ross Road, about 1½ miles south of central Hereford. The property is set on the Saxon Gate development and in the locality there are amenities including a park area and Tesco's Express, Co-Op and Post Office are nearby including bus service (approximately 30m). As a whole Hereford offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

41 Staddlestone Circle is a three storey modern semi detached house which has the benefit of a gas fired central heating system and double glazed windows. On the ground floor the property has a hallway, cloakroom, kitchen and living/dining room, on the first floor there are two bedrooms one of which has an en-suite and on the second floor there are two further bedrooms (one again with en-suite) and a bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

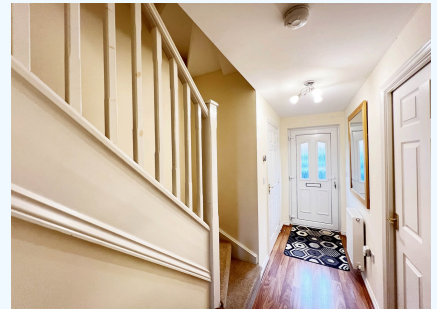
Entrance Porch

With a double glazed door with double glazed upper panels to:

Reception Hall

3.81m (12'6) x 1.07m (3'6) (excluding stairway)

Radiator, wood laminate flooring, panel door to the sitting room, panel door to the kitchen and panel door to:



The Cloakroom

1.68m (5'6) x .91m (3'0)

With white suite comprising low level wc and pedestal wash basin with tiled courses over. Double glazed window and radiator.

The Sitting Room

4.32m (14'2) x 3.89m (12'9)

With a pair of double glazed doors opening to and overlooking the garden. Two radiator, television point, wood laminate flooring and door to understairs storage cupboard.



41 Staddlestone Circle, Saxon Gate, Hereford, HR2 6SB

Kitchen

3.73m (12'3) x 1.75m (5'9)

With a 1½ bowl stainless steel sink unit with drainer and mixer tap, fitted base cupboard units with roll edged working surfaces over, tiled surrounds and matching wood grain effect eye level cabinets. Recess with plumbing for dishwasher, recess with plumbing for washing machine, built-in electric oven with four ring gas hob over and cooker hood above together with a recess for an upright fridge freezer. Double glazed window to the front, ceramic floor tiles and radiator.



ON THE FIRST FLOOR:

Landing

With stairway to the second floor, radiator and six panel doors to:

Bedroom 2

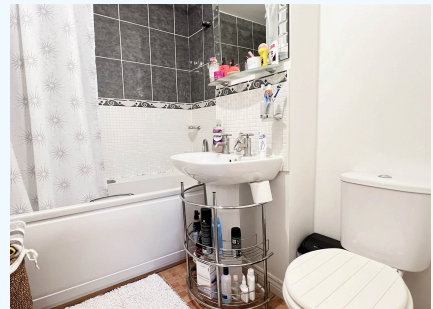
3.86m (12'8) x 3.38m (11'1)

With a double glazed window overlooking the rear garden and with a radiator. Door to:

En-suite Bathroom

2.08m (6'10) x 1.68m (5'6)

With bath with shower attachment to taps and mosaic tiled surrounds and tiled upper courses, pedestal wash basin and low level wc. Extractor unit, radiator and second door opening to the landing.



Bedroom 3/Study

3.86m (12'8) x 2.51m (8'3) (narrowing to 5'7)

With a double glazed window to the front and radiator.



ON THE SECOND FLOOR:

Master Bedroom

3.96m (13') x 3.71m (12'2)

With a double glazed window to the rear, radiator and door to:

41 Staddlestone Circle, Saxon Gate, Hereford, HR2 6SB

En-Suite Shower Room

1.83m (6'0) x 1.75m (5'9)

With white suite comprising shower cubicle with thermostatically controlled shower unit, pedestal wash basin with tiled courses over and low level wc. Radiator and extractor unit.



Bedroom 4

3.89m (12'9) x 2.57m (8'5) (maximum)

With a double glazed window to the front, radiator and cupboard in which is housed the Range Tribune HE boiler pressurized boiler.



OUTSIDE:

At the front of the property there is a lawn garden area with hedge boundary. At the rear of the property there is a garden area which is approximately 36' long by 15'7 wide and is extensively enclosed by close board fencing. There is paved patio area, a side pedestrian access, a garden store and flowering Cherry. In the rear boundary there is a gateway providing access to the TERRACED GARAGE (16' x 8'9) which has an up and over door to the front. At the front of the garage there is a further car parking space.

COUNCIL TAX BAND C

Payable to Herefordshire Council

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed south over Greyfriars Bridge and enter Ross Road. Proceed along Ross Road, pass over the traffic lights by The Broadleys Public House and at the next set of traffic lights turn left into Bullingham Lane. Continue to and turn left into Staddlestone Circle, continue around 'The Circle' then continue along Staddlestone Circle where the property will be identified on the left hand side.

41 Staddlestone Circle, Saxon Gate, Hereford, HR2 6SB

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

7th May 2024
ID38362

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

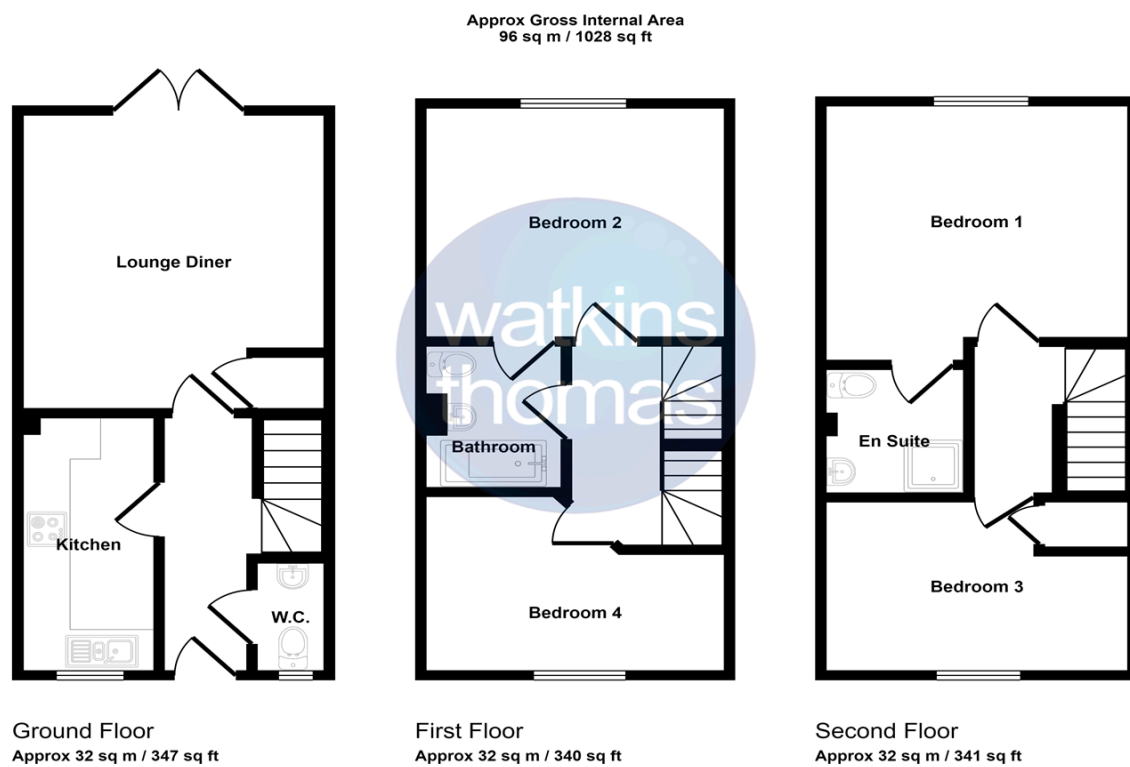
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

41 Staddlestone Circle, Saxon Gate, Hereford, HR2 6SB

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.