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### **37 Kings Crescent, College Estate, Hereford, HR1 1GY**

*'Situated to the north of Hereford City a two bedroom semi-detached bungalow with gas central heating, double glazing, off road parking and enclosed rear garden'*

**£200,000 (Freehold)**

# 37 Kings Crescent, College Estate, Hereford, HR1 1GY

## LOCATION

Kings Crescent is a development of properties set just off Kingsway on the edge of The College Estate. In the locality there are a range of amenities including a neighbourhood shop. The house is set to the north and convenient to the City Centre. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a two bedroom semi detached bungalow with the benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen, inner hall with access to two bedrooms and wet room. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

A double glazed panelled entrance door leads into the entrance hall with front aspect double glazed window, thermostat for central heating, panelled radiator and door to the sitting room.

#### Sitting Room

4.62m (15'2) x 3.51m (11'6)

With front aspect double glazed window, panelled radiator, television point, living flame gas fire with decorative surround, coved ceiling and door to the kitchen and inner hall.



#### Kitchen

3.1m (10'2) x 2.41m (7'11)

With side aspect double glazed window, a range of units comprising a stainless steel sink drainer unit with work surfaces, base units under with matching wall units, integrated oven with gas hob and cooker hood over, plumbing and space for washing machine, space for under counter fridge, panelled radiator, vinyl flooring and side aspect double glazed door giving access to the driveway.



#### Inner Hallway

With smoke alarm, airing cupboard housing the hot water cylinder, doors to bedrooms and wet room.

#### Bedroom 1

3.63m (11'11) x 3.23m (10'7) (maximum)

With rear aspect double glazed window, panelled radiator and access hatch to loft space.

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## Bedroom 2

2.69m (8'10) x 2.18m (7'2)

With rear aspect double glazed window and panelled radiator.

## Wet Room

1.83m (6'0) x 1.65m (5'5)

With side aspect double glazed window, wall mounted electric shower which is enclosed with waist high shower screen and curtain, low flush wc, pedestal mounted wash hand basin, wet room flooring with drain, partially tiled wall surround, extractor fan and panelled radiator.



## OUTSIDE:

To the front of the property is a gravel area with a driveway leading to the side of the property. Off the driveway is a storage shed, outside tap and a side gate giving access to the rear garden. To the immediate rear of the property is a lawn garden with useful storage shed. The garden is enclosed by fencing and hedging to provide a degree of privacy.



## Agents Note

There is an annual charge of £80 to cover maintenance of the fence along the railway line and the grass verge in front of the fence.

## COUNCIL TAX BAND B

Payable to Herefordshire Council

## BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

## 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

Proceed out of Hereford along Edgar Street. On reaching the roundabout take the third exit onto Newtown Road. Continue to the mini roundabout and take the first exit onto College Road Bridge. Continue over the Bridge to the roundabout and take the first exit onto College Road and first left onto Kingsway. Take the first left hand turning Kings Crescent, follow the road to the cul-de-sac position and the property is found on the right hand side.

## 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

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19th June 2024  
ID38320

## 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 D. 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             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 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

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## 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.

