



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



38 Kempton Avenue, Bobblestock, Hereford, HR4 9TU

'Located to the north of Hereford City a two bedroom semi detached bungalow in need of some modernisation with gas central heating, double glazing, garage and enclosed rear garden'

£172,500 (Freehold)

38 Kempton Avenue, Bobblestock, Hereford, HR4 9TU

LOCATION

The property is located to the north of Hereford City in the popular residential location of Bobblestock. In the area is a Co-op supermarket and 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 in need of some modernisation. The property comprises entrance hall, two bedrooms, shower room, sitting room/dining room, kitchen, conservatory and also has the added benefit of a garage and enclosed garden. The property in more detail comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With side aspect double glazed entrance door giving access to the entrance hall.

Entrance Hall

With panelled radiator, tiled flooring, access hatch to loft space, smoke alarm, airing cupboard, door to bedrooms, sitting/dining room and shower room.

Bedroom 1

3.63m (11'11") x 3.25m (10'8") (maximum)

With front aspect double glazed window, panelled radiator and coved ceiling.

Bedroom 2

2.64m (8'8") x 2.13m (7')

With front aspect double glazed window, panelled radiator and coved ceiling.



Shower Room

With side aspect double glazed window with shower cubicle, thermostatically controlled shower, low flush wc, vanity wash hand basin, heated towel rail and tiled flooring.



38 Kempton Avenue, Bobblestock, Hereford, HR4 9TU

Sitting/Dining Room

5.46m (17'11) x 3.25m (10'8) (maximum)

Gas fire with decorative surround, television point, panelled radiator, coved ceiling, arch to the kitchen and double glazed patio door to the conservatory.



Kitchen

2.46m (8'1) x 2.11m (6'11)

With rear aspect double glazed window, a range of units comprising 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven, gas hob with cooker hood over, space for fridge, plumbing and space for washing machine and tiled flooring.

Conservatory

2.92m (9'7) x 2.41m (7'11)

Of upvc construction, tiled flooring, double glazed windows and double glazed door giving access to the garden.



OUTSIDE:

To the front of the property is a landscaped garden with pathway giving access to the side entrance door. To the immediate rear of the property is a decked area with pergola with steps leading to a further decked area and steps giving access to the garage with up and over door. The garden is enclosed by fencing to provide a degree of privacy. Outside tap and sun canopy.



COUNCIL TAX BAND B

Payable to Herefordshire Council

38 Kempton Avenue, Bobblestock, Hereford, HR4 9TU

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 Whitecross Road. On reaching the roundabout take the third exit onto Three Elms Road. Continue along Three Elms Road, passing Annett's Furniture World, and turn right into Sandown Drive. Continue along Sandown Drive taking the second turning on the left into Kempton Avenue and the property will be found on the right hand side as indicated by the board.

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.

8th July 2024

ID38577

38 Kempton Avenue, Bobblestock, Hereford, HR4 9TU

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		89 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

38 Kempton Avenue, Bobblestock, Hereford, HR4 9TU

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.

