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## 24 Thistledown Grove, Hampton Dene, Hereford, HR1 1AZ

*'Located in the Hampton Dene district an established three bedroom semi detached home which is centrally heated and double glazed'*

**£285,000 (Freehold)**

Residential Sales and Lettings

# 24 Thistledown Grove, Hampton Dene, Hereford, HR1 1AZ

## LOCATION

Thistledown Grove is a cul-de-sac off Queenswood Drive, which lies within the popular Hampton Dene district which is set to the east of central Hereford. Nearby there is a playing field and children's playground, a doctors surgery and pharmacy and there are local schools for which the neighbourhood is favoured. 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

24 Thistledown Grove is a semi detached home which has the benefit of a gas fired central heating system and double glazed windows. The property offers a hall, living room and a kitchen/dining room together with a conservatory. On the first floor there are three bedrooms and a bathroom. The property has the benefit of a a driveway to an ATTACHED GARAGE and there are garden areas to the front and rear with the rear garden enjoying a southerly aspect. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

1.4m (4'7) x 2.29m (7'6) (maximum)

Approached through a double glazed door with stairway off, dado rail, radiator, wood laminate flooring and door to:

#### The Living Room

4.5m (14'9) x 3.43m (11'3)

With a double glazed window to the front with vertical blind, coved ceiling, radiator, timber fire surround with tiled inset, wood laminate flooring, wall light points and door to:



#### The Kitchen/Dining Room

4.47m (14'8) x 3.07m (10'1)

With a double glazed window to the rear, ceiling spot light unit and fitted wood grain effect fronted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets including glass fronted units. Built-in fridge and freezer unit, 1½ bowl stainless steel unit with drainer and mixer tap, recess with plumbing for washing machine and recess for range style cooker with stainless steel splash back and cooker hood over. Wall mounted gas fired boiler, dado rail, tile effect flooring, radiator and understairs storage cupboard.

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## Conservatory

2.74m (9'0) x 2.77m (9'1)

With triplex roof over and double glazed elevations off a brick base. Wall light points and with a pair of double glazed French doors open to the patio.



## ON THE FIRST FLOOR:

### Landing

With access hatch to loft space, dado rail and with doors to the bathroom, bedrooms and the airing cupboard with insulated hot water cylinder.

### Bedroom 1

3.76m (12'4) x 2.46m (8'1)

With a double glazed window to the front with vertical blinds. Radiator and a pair of sliding doors to a recessed wardrobe area which is fitted with hanging rail and storage shelving.

### Bedroom 2

3.4m (11'2) x 2.44m (8')

With a double glazed window to the rear, coved ceiling and radiator.



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## Bedroom 3

2.57m (8'5) x 1.93m (6'4)

With a double glazed window to the front, dado rail and radiator.

## Bathroom

1.96m (6'5) x 1.65m (5'5) (maximum)

Having white suite comprising bath with electric shower over, pedestal wash basin and low level wc. Double glazed window and radiator.



## OUTSIDE:

A concrete driveway leads to the ATTACHED GARAGE (16'6 x 8'8) with an up and over door and power points.

At the front of the property is a lawn garden area with a Magnolia. At the rear there is a WORKSHOP/STORE (6' x 12') set at the rear of the garage. Beyond the store there is a further paved area and then one step rises up to the lawn which has a shaped border. Boundaries are formed with a mix of hedging and panel fencing. Within the rear garden there is a further store, a lean-to and a SUMMER HOUSE/GARDEN ROOM (7'9 x 5'9).

## COUNCIL TAX BAND C

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

From central Hereford proceed east along St Owen Street at the end of which take the right hand turning into Eign Road. Continue along Eign Road, enter Hampton Park Road, and on the outskirts of the city turn left into Sudbury Avenue. Proceed along Sudbury Avenue and then take the right hand turning into Gurney Avenue, turn left into Queenswood Drive and then turn right into Thistledown Grove. Number 24 will be identified 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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30th August 2024  
ID39010

## 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	73 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

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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.

