



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## 7 Percival Street, Westfields, Hereford, HR4 9PE

*'Situated to the north of Hereford City a three bedroom semi detached family home with off road parking and enclosed rear garden'*

**£200,000 (Freehold)**

# 7 Percival Street, Westfields, Hereford, HR4 9PE

## LOCATION

The property is located in the popular Westfields district which is set to the north of Hereford City. In the area are a range of amenities with a parade of shops, located a short distance away, as well as the Co-op Supermarket. 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 three bedroom semi detached family home with the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, conservatory, kitchen/dining room, shower room, garden room, first floor landing with access to the three bedrooms. The property in more detail comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

A front aspect double glazed panelled entrance door leads to the entrance hall with stairs to the first floor, door to the kitchen/ dining room and sitting room.

#### Sitting Room

4.6m (15'1) x 3.3m (10'10)

With front aspect double glazed window, wood burning stove, panelled radiator, rear aspect double glazed door giving access to the conservatory.



#### Conservatory

2.46m (8'1) x 1.65m (5'5)

With rear and side aspect double glazed windows, side aspect double glazed door and tiled flooring.



#### Kitchen/Dining Room

5.49m (18'0) x 2.87m (9'5)

With front and rear aspect double glazed windows, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for cooker, plumbing and space for washing machine, wall mounted gas central heating boiler, door to the garden room and shower room.



## 7 Percival Street, Westfields, Hereford, HR4 9PE

### Shower Room

With shower cubicle having power shower over, pedestal mounted wash hand basin, low flush wc, heated towel rail, rear aspect double glazed window and understairs storage cupboard.



### Garden Room

3.35m (11'0) x 2.29m (7'6)

With rear aspect double glazed patio door to the decked area, panelled radiator, rear and side aspect double glazed windows and patio door to the conservatory.

### ON THE FIRST FLOOR:

#### Landing

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



#### Bedroom 1

4.65m (15'3) x 3.35m (11')

With front and rear double glazed windows and panelled radiator.

#### Bedroom 2

4.06m (13'4) (maximum) x 2.97m (9'9) (maximum)

Irregular shaped room with front aspect double glazed window and panelled radiator.

#### Bedroom 3

2.34m (7'8) x 1.7m (5'7)

With rear aspect double glazed window and panelled radiator.



# 7 Percival Street, Westfields, Hereford, HR4 9PE

## OUTSIDE:

To the front of the property is a hard standing area with access to the front door and to the side of the property which also gives access to the rear and side garden. To the rear of the property is a raised decked area and the garden leads to the left hand side of the property where there is a useful storage shed and summer house. The garden is partially enclosed by fencing.



## 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 Whitecross Road. On reaching the roundabout take the fourth exit onto Yazor Road. Continue for the length of Yazor Road to the roundabout and take the first exit onto Grandstand Road. Continue along Grandstand Road turning left into Percival Street where the property is located in the cul de sac position.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J 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.guildproperty.co.uk](http://www.guildproperty.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).

**20th August 2024**

ID33990

# 7 Percival Street, Westfields, Hereford, HR4 9PE

## 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 B. 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	81 B	82 B
69-80	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

# 7 Percival Street, Westfields, Hereford, HR4 9PE

## 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.

