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## 12 John Tarrant Close, Newton Farm, HR2 7JA

*Situated to the south of Hereford city, a well presented 3 bedroom, end of terrace family home with gas central heating, double glazing, modern fitted kitchen, off road parking and enclosed rear garden.*

**£225,000 (Freehold)**

# 12 John Tarrant Close, Newton Farm, HR2 7JA

## LOCATION

Situated to the south of Hereford city in the well established residential area of Newton Farm. In the area are a range of amenities including local shops, Tesco 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 well presented, 3 bedroom end of terrace family home with the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The property comprises entrance hall, downstairs cloakroom/utility area, kitchen/dining room, sitting room, first floor landing with access to 3 bedrooms and family bathroom.

In more detail, the accommodation comprises;

### ON THE GROUND FLOOR:

Front aspect double glazed entrance door leading to the;

#### Entrance Hall

With bench and shoe store under, fitted shelves, stairs to the first floor, laminated flooring, door to the kitchen/dining room and cloakroom/utility area.



#### Cloakroom/Utility Area

2.16m (7'1) x 1.93m (6'4)

With rear aspect double glazed window, low flush wc, wash hand basin, plumbing and space for washing machine, cupboard housing the gas central heating boiler and vinyl flooring.



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### Kitchen/Dining Room

4.62m (15'2) x 2.95m (9'8)

With rear aspect double glazed window, a range of units comprising sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units. integrated electric oven and gas hob with cooker hood over, space for dining table, panelled radiator, double glazed French doors giving access to the rear garden and access to the sitting room.



### Sitting Room

4.65m (15'3) x 2.87m (9'5)

With front aspect double glazed window and fitted blinds, panelled radiator, tv point and laminated flooring.

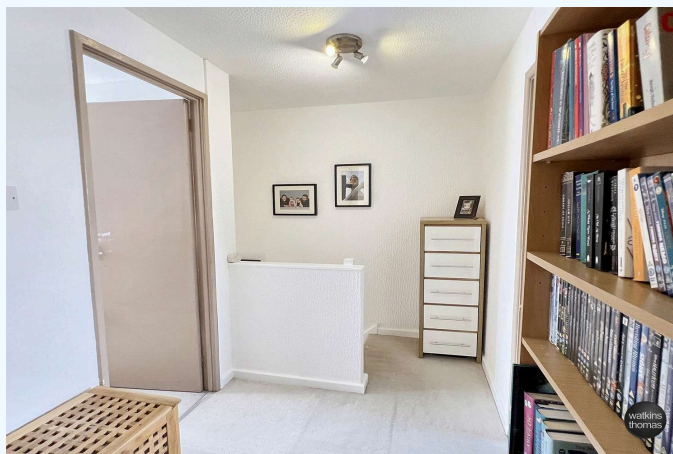


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## ON THE FIRST FLOOR:

### Landing

With access hatch to loft space, doors to bedrooms and bathroom.



### Bedroom 1

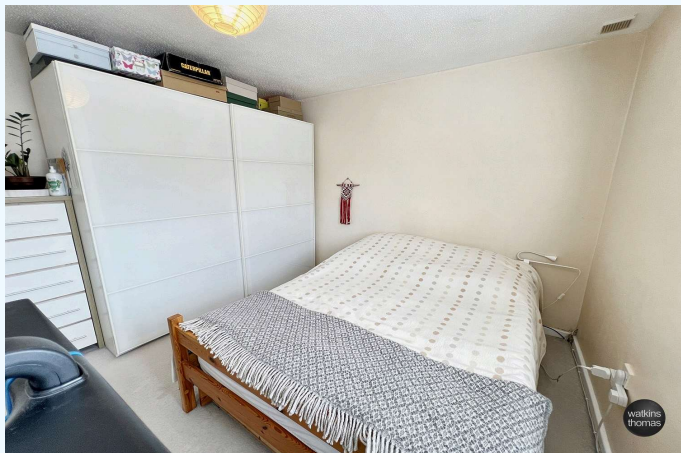
3.38m (11'1) x 3.25m (10'8)

With front aspect double glazed window with fitted blinds, panelled radiator.

### Bedroom 2

4.17m (13'8) x 2.64m (8'8)

With rear aspect double glazed window and panelled radiator.



### Bedroom 3

2.36m (7'9) x 2.74m (9')

With front aspect double glazed window, built in wardrobe and panelled radiator.

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## Family Bathroom

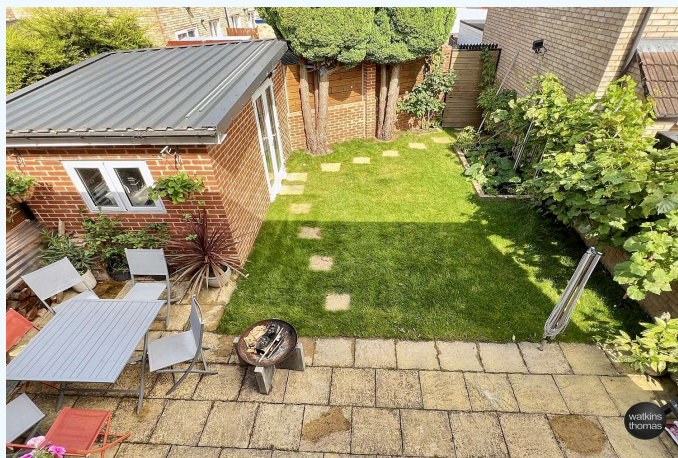
2.84m (9'4) x 1.65m (5'5)

With rear aspect double glazed window with suite comprising panel enclosed bath, shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, fully tiled wall surround, heated towel rail, extractor fan and vinyl flooring.



## OUTSIDE:

To the front of the property is a gravelled parking area and driveway giving access to the front door. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn, which gives access to a vegetable plot. The garden has the added benefit of a storage shed which has a front aspect double glazed window, side aspect double glazed French doors, power and lighting and the garden is enclosed by fencing to provide a degree of privacy with a rear access gate.



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## **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 the Belmont Road. On reaching the roundabout take the first exit onto Southolme Road, continue to the mini roundabout and take the second exit onto Waterfield Road. Continue along this road rounding the left hand right hand bends and take the right hand turning into John Tarrant Close where the property is located 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).

**27th August 2024**

ID38912

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## 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		87 B
69-80	C	70 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

### Cloakroom/Utility Area

2.16m (7'1) x 1.93m (6'4)

With rear aspect double glazed window, low flush wc, wash hand basin with tiled splashbacks, cupboard housing the Worcester gas central heating boiler, laminated flooring and plumbing and space for washing machine.

### 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.