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### **18 Pixley Walk, Newton Farm, Hereford, HR2 7TA**

*'Situated to the south of Hereford City in a well established residential location a three bedroom end of terrace family home which has been extended to provide further living accommodation. The property has the added benefit of gas central heating where specified, double glazing and enclosed rear garden'*

**£200,000 (Freehold)**



# 18 Pixley Walk, Newton Farm, Hereford, HR2 7TA

## LOCATION

The property is located to the south of Hereford in the well established residential district of Newton Farm. In the area are a range of amenities 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 an extended three bedroom, end of terrace, family home with gas central heating where specified, double glazing and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room, family room, first floor landing with access to the three bedrooms and bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

Front aspect double glazed panelled entrance door leading to the entrance hall with panelled radiator, stairs to the first floor, storage cupboard, doors to sitting room, kitchen/dining room and cloakroom.

#### Cloakroom

With low flush wc, wash hand basin with tiled splash back and laminated flooring.

#### Sitting Room

4.09m (13'5) x 3.51m (11'6)

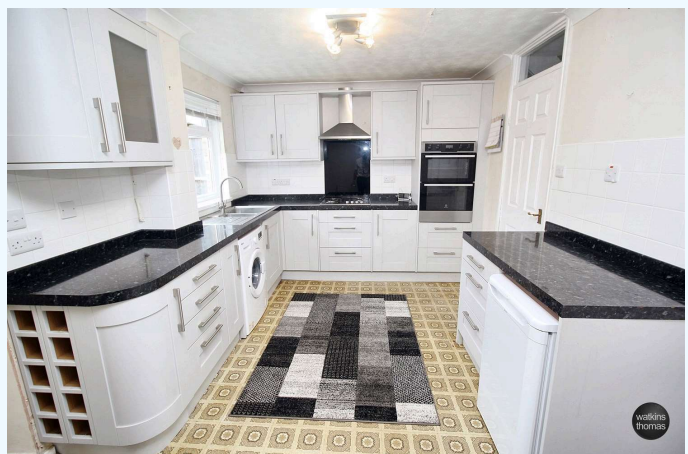
With front aspect double glazed window, fire surround, panelled radiator and laminated flooring.



#### Kitchen/Dining Room

5.38m (17'8) x 2.87m (9'5)

With rear aspect double glazed window, a range of units comprising a stainless steel 1½ bowl sink drainer unit, work surfaces, tiled splash backs, base units under with matching wall units. Integrated double electric oven, gas hob with cooker hood over, plumbing and space for washing machine, space for fridge, pantry cupboard, wall mounted gas central heating boiler, storage cupboard and access to the family room.



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### Family Room

3m (9'10) x 3.43m (11'3)

With side aspect double glazed window, laminated flooring, panelled radiator, coved ceiling and double glazed French doors giving access to the rear garden.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space with pull down ladder which is partially boarded and has a light. Airing cupboard housing the hot water tank, panelled radiator and doors to bedrooms and bathroom.

#### Bedroom 1

4.5m (14'9) x 2.59m (8'6) (plus door recess)

With front aspect double glazed window.





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## Bedroom 2

3.48m (11'5) x 3.15m (10'4)

With rear aspect double glazed window.

## Bedroom 3

2.69m (8'10) x 2.49m (8'2)

With front aspect double glazed window.



## Bathroom

2.08m (6'10) x 1.96m (6'5)

With rear aspect double glazed window, panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator and tiled flooring.



## OUTSIDE:

To the front of the property is a courtyard garden with path giving access to the front door. To the right hand side of the front door is a storage cupboard housing the meters. To the immediate rear of the property is a small patio area giving access to a larger patio leading to the main garden which is laid to lawn. To the rear of the lawned area is a further patio area. There is also a side access path and gate giving access to the front of the property. The garden is enclosed by fencing to provide a degree of privacy with a rear access gate to provide a degree of privacy.



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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 roundabout and take the second exit. Continue along the road follow around the left hand bend and turning left into Cradley Close then take the right turn and 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).

**31st August 2024**

ID38683

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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 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		85 B
69-80	C		
55-68	D	64 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

### 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.