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8 Churchill Close, Off Venns Lane, Hereford, HR1 1DH

'Situated in a sought after residential location a well presented four bedroom, extended, detached family home with off road parking, garage and enclosed front and rear garden'

£525,000 (Freehold)

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LOCATION

The property is located in the highly sought after residential district of Aylestone Hill and in close proximity to Hereford City Centre. 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 four bedroom detached family home which has been extended to provide a further reception room. The property has the benefit of off road parking, garage and enclosed front and rear gardens with the accommodation comprising entrance hall, sitting room, family room, kitchen/dining room, utility, cloakroom, study, first floor landing with four bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With double glazed panelled door leading to the entrance hall.

Entrance Hall

With front aspect double glazed window, side aspect double glazed window with fitted shutters, panelled radiator, laminated flooring, thermostat for central heating, stairs to the first floor, understairs storage cupboard, coved ceiling and door to the sitting room.

Sitting Room

5.99m (19'8) x 4.04m (13'3)

With front aspect double glazed bay window with shutters, coved ceiling, laminated flooring, two panelled radiators, living flame gas fire with decorative surround, glazed door to the family room and glazed double doors to the kitchen/dining room.



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Family Room

3.66m (12'0) x 3.63m (11'11)

With front and rear aspect double glazed windows with fitted shutters, access hatch to loft space, panelled radiator, laminated flooring, television point, two wall lights and covered ceiling.



Kitchen/Dining Room

6.63m (21'9) x 2.97m (9'9)

With rear aspect double glazed window, a range of units comprising 1½ bowl sink unit with granite work surfaces, splash backs, base units under with matching wall units. Integrated electric double oven with gas hob with cooker hood over, integrated fridge, integrated dishwasher, breakfast bar with panelled radiator under, further panelled radiator, space for dining table, telephone point, double glazed patio door to the rear garden and door to the utility room.



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Utility Room

3m (9'10") x 1.85m (6'1")

With stainless steel sink drainer unit with work surface, splash back, base units under with matching wall units, plumbing and space for washing machine, space for tumble dryer, cupboard housing the Worcester gas central heating boiler, integrated fridge freezer, laminated flooring and double glazed door to the rear garden.



Cloakroom

With low flush wc, pedestal mounted wash hand basin, tiled splash back, panelled radiator, coved ceiling and tiled flooring.

Study

2.57m (8'5") x 1.88m (6'2")

With front aspect double glazed window with fitted shutters, laminated flooring, panelled radiator, coved ceiling and television point.



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ON THE FIRST FLOOR:

Landing

With access hatch to loft space, airing cupboard housing the hot water tank, doors to bedrooms and bathroom.

Bedroom 1

6.15m (20'2) x 3.51m (11'6) (maximum)

With front and rear aspect double glazed windows with fitted shutters and fitted electric black out blinds, panelled radiator, coved ceiling and built-in wardrobes.



En-Suite Shower Room

With rear aspect double glazed window, shower cubicle with thermostatically controlled shower, vanity wash hand basin, low flush wc, partially tiled wall surround and tiled flooring.

Bedroom 2

4.34m (14'3) x 3.1m (10'2) (maximum)

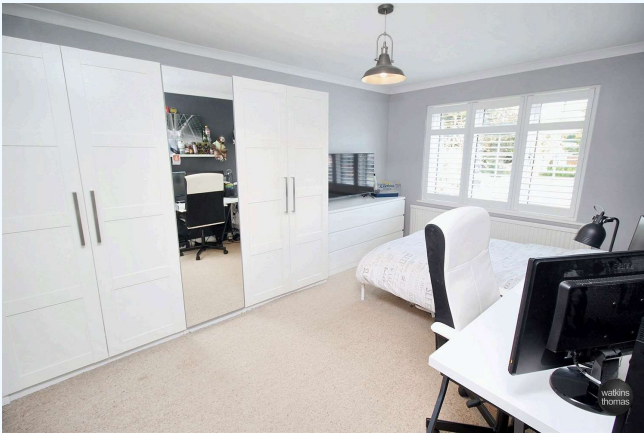
With front aspect double glazed window with built-in shutters, panelled radiator, coved ceiling and built-in wardrobe.

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Bedroom 3

3.07m (10'1) x 3.02m (9'11)

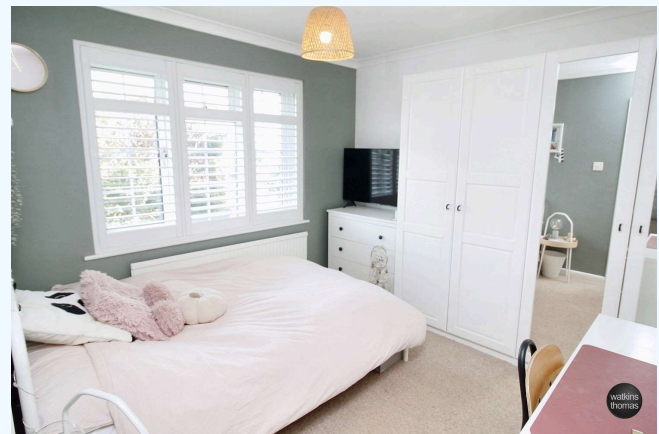
With rear aspect double glazed window with fitted shutters, fitted wardrobe and panelled radiator.



Bedroom 4

3.38m (11'1) (maximum) x 2.72m (8'11)

With front aspect double glazed window with fitted shutters, built-in wardrobe, coved ceiling and panelled radiator.



Bathroom

With side aspect double glazed window with suite comprising panel enclosed 'P' shaped bath with thermostatically controlled shower over, low flush wc, vanity wash hand basin, panelled radiator, partially tiled wall surround and tiled flooring.

OUTSIDE:

To the front of the property is a lawned garden which is tiered towards the house. A pathway with steps lead to the front door and a driveway gives access to the GARAGE (27'3 x 7'8) with up and over door, power, lighting, rear aspect double glazed window and side aspect double glazed door giving access to the rear garden. To the immediate rear of the property is a patio area which continues to the side of the property where there is an artificial lawn seating area. Steps lead to the main garden which is laid to lawn with shrub borders and an apple tree. The garden is enclosed by fencing, walling and hedging to provide a degree of privacy.



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COUNCIL TAX BAND F

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 up Aylestone Hill, continue to the roundabout and take the first exit to the second mini roundabout and take the first left onto Venns Lane. Continue along Venns Lane taking the left hand turning into Churchill Close where the property is located directly in front of you.

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.

20th December 2024

ID39346

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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		82 B
69-80	C	71 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.

