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2 Queens Wood Drive, Hampton Dene, Hereford, HR1 1AT

'Conveniently located to the east of central Hereford a detached two bedroom bungalow with conservatory addition set on a generous corner plot'

£310,000 (Freehold)

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LOCATION

Queenswood Drive is set to the east of central Hereford in the Hampton Dene residential district. In the locality there are a range of neighbourhood amenities including amenity areas, a pharmacy, doctors surgery, local shop and butchers. Local schools are popular 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

2 Queenswood Drive is an established detached bungalow which has a deep front garden with a good parking and turning area which runs to the GARAGE together with a private rear garden. With a conservatory addition, modern bathroom, central heating and double glazing the property, in more detail, comprises:

ON THE GROUND FLOOR:

Entrance Porch

2.18m (7'2) x .86m (2'10)

With outside light, quarry tiled floor and door with double glazed upper panel to:

Reception Lobby

With radiator, recess having hanging rail with shelving over, mat-well, wood laminate flooring and having a door to the kitchen and panel style door to:

The Living Room

5.66m (18'7) x 3.43m (11'3)

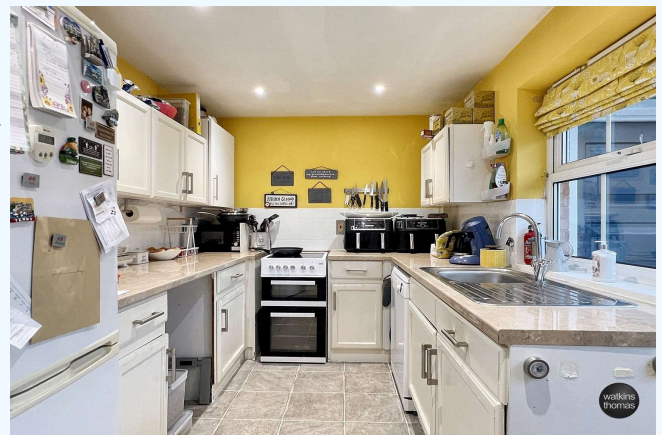
With a double glazed bow window to the front, radiator, feature brick fireplace with tiled hearth and gas point. Door to inner hall.



Kitchen

3.68m (12'1) x 2.26m (7'5)

With a double glazed door and window to the side, fitted base cupboards with working surface over, tiled surrounds and eye level cabinets. single drainer sink unit with mixer tap, recess with plumbing for dishwasher, recess for oven and recess for upright fridge freezer. Radiator and sunken ceiling lights.



Inner Hall

With doors to the bedrooms, bathroom and the BOILER CUPBOARD with a wall mounted gas fired boiler which provides central heating and domestic hot water.

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Bedroom 1

3.73m (12'3) x 2.97m (9'9)

With a double glazed window to the rear, double glazed casement door to the rear, radiator and with two double wardrobe cupboards and a single wardrobe cupboard provided with hanging rails and storage shelving.



Bedroom 2

2.77m (9'1) x 2.34m (7'8)

With radiator, wood laminate flooring and a pair of doors to the:



Conservatory

3.71m (12'2) x 2.34m (7'8)

With triplex roof over, double glazed elevations off a brick base, pair of doors to the garden, wood laminate flooring and under floor heating.



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Bathroom

1.85m (6'1) x 1.83m (6')

With white suite comprising bath with mixer tap and thermostatically controlled shower unit over with screen. tiled walls, wc and vanity wash basin with cupboards below. Double glazed window, venetian blind, sunken ceiling lights and ladder type radiator.



OUTSIDE:

At the front of the property there is a brick pavior driveway and turning area which leads to the GARAGE (18'1 x 8'2) which has an up and over door to the front, electric light and power point and with a personal door to the rear. At the front of the property there is a deep lawned garden with specimen shrubs.

A side gateway opens to the rear garden which is approximately 37' long by 35' wide. The rear garden area is part enclosed by a 6' high brick wall and part enclosed by feather board fencing. There is also a patio area and a raised border.



COUNCIL TAX BAND D

Payable to Herefordshire Council

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 and follow through into Ledbury Road. At Tupsley Cross turn right into Church Road, continue along Church Road, pass over the roundabout into Gorsty Lane and then take the left hand turn, by the pharmacy, into Sudbury Avenue. Take the left hand turning into Gurney Avenue and the property is the first on the left hand side.

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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 January 2025
ID39864

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		86 B
69-80	C		
55-68	D	66 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:

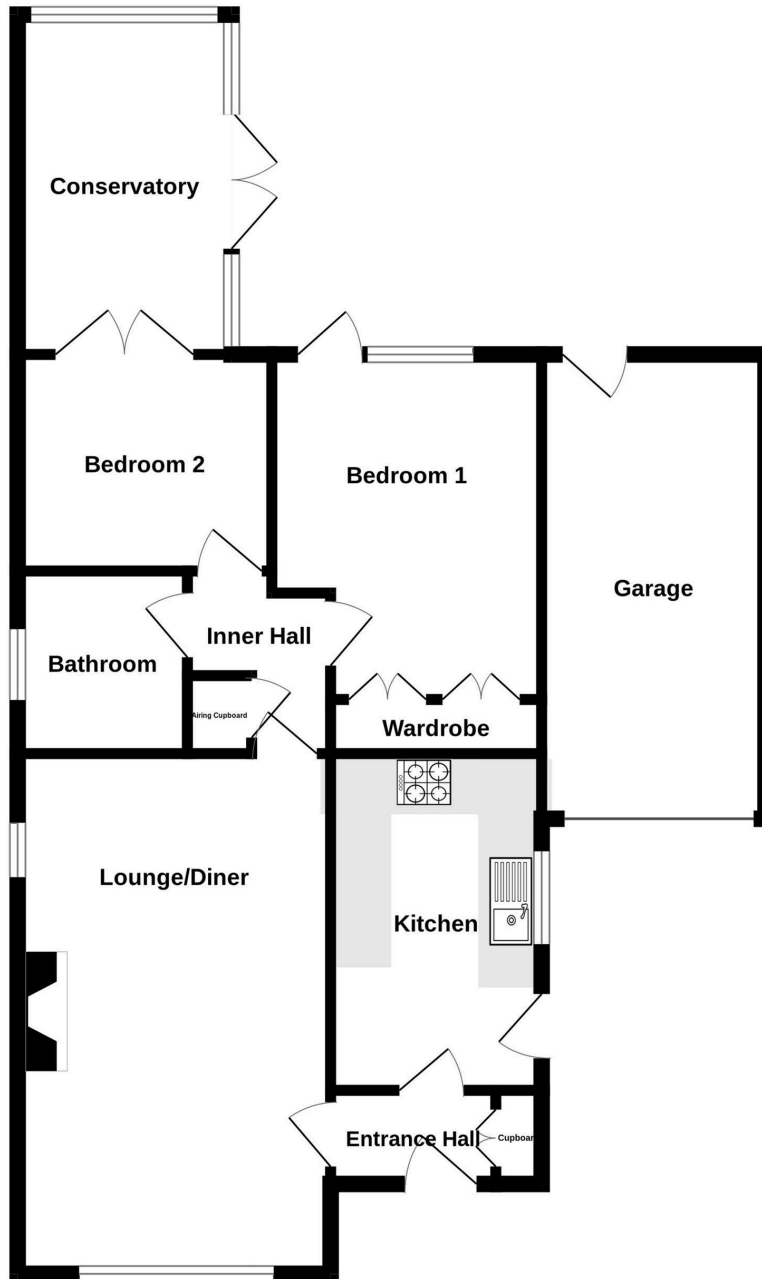
- the average energy rating is D
- the average energy score is 60

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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.

Ground Floor
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

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THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.