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## 26 Breinton Avenue, Hereford, HR4 0JZ

*'Situated to the north of Hereford City in a sought after residential location, a well presented, three bedroom, semi detached family home with two reception rooms, conservatory, gas central heating, double glazing, off road parking, garage and enclosed rear garden'*

**£305,000 (Freehold)**

## 26 Breinton Avenue, Hereford, HR4 0JZ

### LOCATION

The property is located to the north west of Hereford City Centre. 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 a well presented, three bedroom, semi detached family home with gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, conservatory, dining room, kitchen, first floor landing with access to three bedrooms and family bathroom. In more detail the accommodation comprises

### ON THE GROUND FLOOR:

#### Canopy Entrance Porch

With upvc entrance door giving access to the entrance hall.

#### Entrance Hall

With front aspect double glazed window, laminated flooring, panelled radiator, spot lights, thermostat for central heating, stairs to the first floor, doors to the dining room and sitting room.

#### Sitting Room

5.03m (16'6) x 3.63m (11'11) (maximum)

With front aspect double glazed window, coved ceiling, living flame gas fire with decorative surround, two panelled radiators and glazed double doors giving access to the conservatory.

#### Conservatory

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

Of upvc construction with rear and side aspect double glazed windows, laminated flooring and side aspect double glazed French doors giving access to the garden.



#### Dining Room

3.63m (11'11) (maximum) x 2.95m (9'8)

With front and side aspect double glazed windows, wood burning stove, laminated flooring, panelled radiator, coved ceiling and door to the kitchen.



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### Kitchen

4.85m (15'11) x 2.39m (7'10)

With rear aspect double glazed window, a range of units comprising 1½ bowl stainless steel sink drainer unit with work surfaces, splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over, feature panelled radiator, integrated bins, plumbing and space for washing machine, integrated fridge, integrated freezer and rear aspect double glazed upvc door giving access to the rear garden.



### ON THE FIRST FLOOR:

#### Landing

With front aspect double glazed window, panelled radiator, storage cupboard access hatch to loft space, doors to bedrooms and bathroom.

#### Bedroom 1

5.03m (16'6) x 3.63m (11'11) (maximum)

With front and rear aspect double glazed windows, inset spot lights and panelled radiator.



#### Bedroom 2

3.02m (9'11) x 3.53m (11'7)

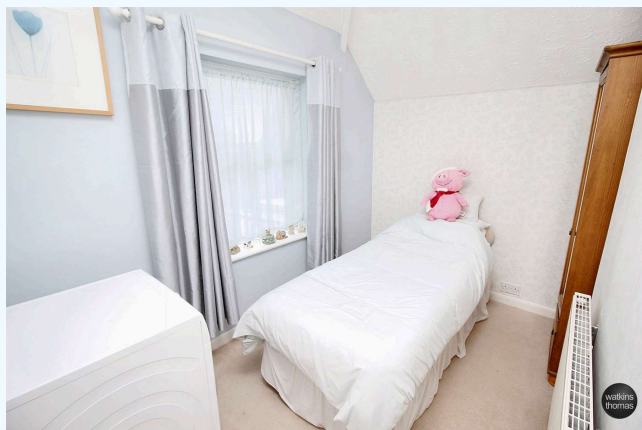
With front aspect double glazed window, panelled radiator and two free standing wardrobes. Please note there is reduced head height to one section of the room.

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### Bedroom 3

3.02m (9'11) x 2.57m (8'5) (maximum)

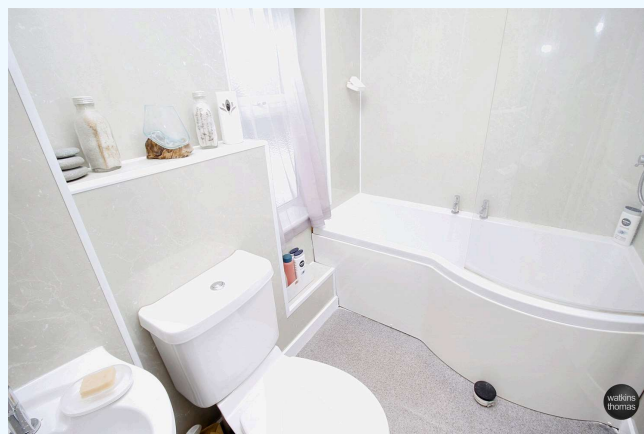
With rear aspect double glazed window and panelled radiator. Please note there is reduced head height to one section of the room.



### Bathroom

2.64m (8'8) x 1.63m (5'4) (maximum)

With rear aspect double glazed window. Suite comprising panel enclosed 'P' shaped bath with thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, heated towel rail, shower boarded walls throughout, extractor fan, heated towel rail, inset spot lights and vinyl flooring.



### OUTSIDE:

To the front of the property is a gravel driveway which gives access to the front of the property and to the side which in turn gives access to the rear garden and garage having up and over door, power and lighting.



### Garden

To the immediate rear of the property the garden is laid to lawn with various shrub borders. The garden is enclosed by fencing to provide a degree of privacy.

### COUNCIL TAX BAND C

Payable to Herefordshire Council

## 26 Breinton Avenue, Hereford, HR4 0JZ

### **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.

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### DIRECTIONAL NOTE

Proceed out of Hereford along Barton Road continuing into Breinton Road and then into Westfaling Street. Take the left hand turning into Breinton Avenue where the property is located on the left hand side as indicated by the agents for sale board.

### 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).

20th January 2025

ID39606

### 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		83 B
69-80	C	72 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

## 26 Breinton Avenue, Hereford, HR4 0JZ

### 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.

