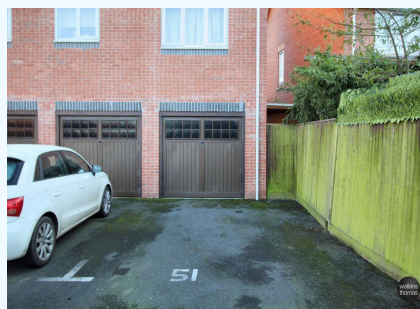




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51 Staddlestone Circle, Saxon Gate, Hereford, HR2 6SB

'Situated to the south of Hereford City a well presented 3/4 bedroom, three storey, mid terraced family home with the added benefit of gas central heating, double glazing, off road parking space and garage'

£290,000 (Freehold)

51 Staddlestone Circle, Saxon Gate, Hereford, HR2 6SB

LOCATION

The property is located to the south of Hereford City in the popular Saxon Gate residential area. In the locality are a variety of amenities including a convenience store and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway station.

DESCRIPTION

The subject property has the benefit of gas central heating, double glazing, off road parking for one vehicle and garage. The property comprises entrance hall, shower room, utility, two ground floor bedrooms, stairs from the ground floor lead to the first floor where there is a sitting room and kitchen/dining room, second floor landing gives access to bedroom 1 with en-suite shower room, bedroom 2 and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

Entrance Hall

With panelled radiator, tiled flooring, storage cupboard, coved ceiling, doors to two bedrooms, utility, shower room and stairs leading to the first floor.

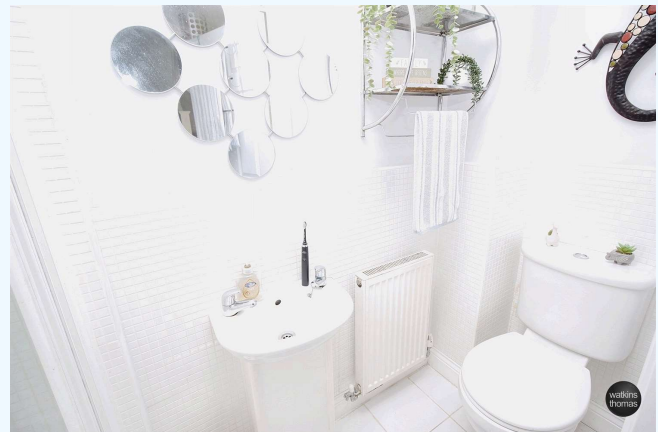
Shower Room

With low flush wc, wash hand basin, shower cubicle with thermostatically controlled shower, partially tiled wall surround, panelled radiator, inset spot lights, extractor fan and tiled flooring.

Utility

1.8m (5'11) x 2.62m (8'7)

With work surface, base units under, wall unit, plumbing and space for washing machine, space for tumble dryer, wall mounted gas central heating boiler, extractor fan, panelled radiator, tiled flooring and double glazed door giving access to the rear garden.



Bedroom 3

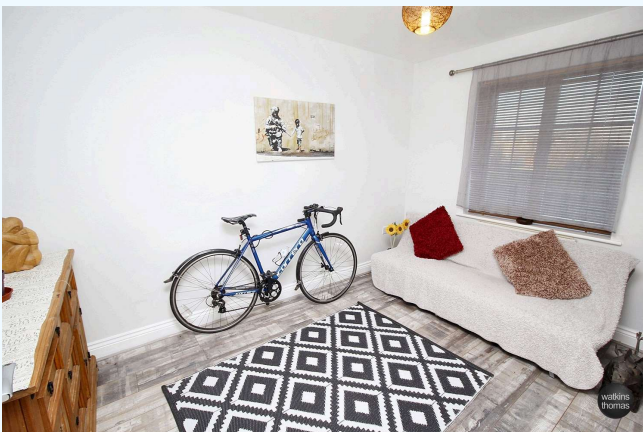
3.68m (12'1) x 2.39m (7'10)

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

Bedroom 4

2.62m (8'7) x 2.59m (8'6)

With rear aspect double glazed French doors, built-in bar and panelled radiator.



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ON THE FIRST FLOOR:

Landing

With airing cupboard, doors to the kitchen, sitting room and stairs leading to the second floor.

Kitchen/Dining Room

4.47m (14'8) x 3.23m (10'7) (maximum - L-shaped room)

With two rear aspect double glazed windows, a range of units comprising a stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over, integrated dishwasher, integrated fridge freezer, panelled radiator, tiled flooring and space for dining table.



Sitting Room

4.5m (14'9) x 4.17m (13'8) (maximum)

With rear aspect double glazed window, rear aspect double glazed French doors to Juliette balcony, television point, coved ceiling, laminated flooring and panelled radiator.



ON THE SECOND FLOOR:

Landing

With doors to bedrooms and bathroom and smoke alarm.

Bedroom 1

3.68m (12'1) (maximum) x 3.35m (11')

With front aspect double glazed window, panelled radiator, access hatch to loft space, walk-in wardrobe with power point and light. Door to en-suite shower room.

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En-Suite Shower Room

With shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, heated towel rail, partially tiled wall surround, extractor fan, inset spot lights and heated towel rail.



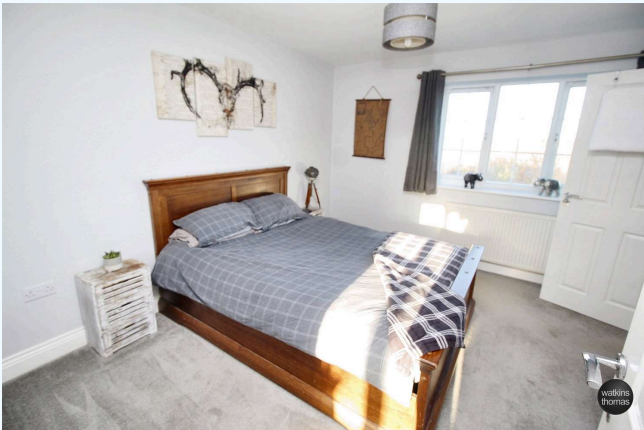
Bedroom 2

3.89m (12'9) (to the wardrobe) x 2.62m (8'7)

With rear aspect double glazed window, built-in wardrobe with sliding mirror doors and panelled radiator.

Bathroom

With suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, extractor fan, inset spot lights, fully tiled wall surround, vinyl flooring and shaver point.



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OUTSIDE:

To the front of the property is a gravel area with path leading to the front door.

To the immediate rear of the property is a gravel area leading to a raised artificial lawn area. The garden is enclosed by fencing to provide a degree of privacy with a rear access gate. The garden also has the added benefit of an outside tap and lighting.

Located a short distance away from the property is a leasehold garage (18'6 x 8'8) under a coach house with power and lighting. There is a private parking space in front of the garage.



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.

Leasehold Information

We understand that the garage is held on a 150 year lease which commenced in 2007 with a service charge of £44 per calendar month.

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.

COUNCIL TAX BAND D

Payable to Herefordshire Council

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Ross Road. At the St Martins Church traffic lights proceed straight over, continue to the next set of traffic lights and turn left into Bullingham Lane. At the roundabout take the first exit and continue to the junction, turn right and the property is located on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

3rd January 2025

ID35749

51 Staddlestone Circle, Saxon Gate, Hereford, HR2 6SB

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		89 B
69-80	C	78 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.

