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118 Sandown Drive, Bobblestock, Hereford, HR4 9TB

'An exceptional semi detached three bedroom home which was the original show house and which has a large second sitting room to the side and a detached double garage block'

£280,000 (Freehold)

118 Sandown Drive, Bobblestock, Hereford, HR4 9TB

LOCATION

Sandown Drive is located within the Bobblestock residential district which is set on the northern outskirts of the City of Hereford. The locality is served by 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

118 Sandown Drive is a semi detached home which was built as the 'show house' unit on the original Bobblestock development. To the side, a large second living room was added and the property has the benefit of a detached double garage block. Centrally heated and double glazed the property has a modern bathroom and in more detail it comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

1.3m (4'3) x .76m (2'6)

Approached through a double glazed door and having double glazed elevations and louvre door to boiler cupboard with wall mounted gas fired boiler. Door to:

The Sitting Room

4.67m (15'4) x 4.47m (14'8)

With a double glazed window to the front with vertical blind, coving to ceiling, mock ceiling timbers, timber fire surround with marble inset, tiled hearth and gas fire. Wall mounted thermostat, stairway and with door to the dining room and doors to:



The Living Room

5.26m (17'3) x 3.38m (11'1)

With a double glazed window to the front and a double glazed sliding patio door to the rear. Coved ceiling, wall light points, two radiators, moulded timber fire surround with marble inset and hearth and fitted gas fire. This room has a ceiling height of 8'.



The Dining Room

3.12m (10'3) x 2.24m (7'4)

With a double glazed sliding patio door opening to the rear garden, radiator and arched opening to:

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The Kitchen

2.36m (7'9) x 2.13m (7')

With a double glazed window to the rear and with fitted base cupboards with roll edged working surface over, tiled surrounds and matching eye level cabinets. Single drainer sink unit with mixer tap.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, double glazed window and doors to:

Bedroom 1

3.4m (11'2) x 2.9m (9'6)

With a double glazed window to the front, radiator and doors to airing cupboard with insulated hot water cylinder and a deep over-stairs storage cupboard (5' x 3') with hanging rail and shelving.

Bedroom 2

2.44m (8'0) x 2.06m (6'9) (plus door recess)

With a double glazed window to the rear. Radiator.



Bedroom 3

3.05m (10'0) x 1.88m (6'2)

With a double glazed window to the rear and radiator.

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The Wet Room

2.08m (6'10) x 1.47m (4'10)

With shower boarded walls and suite comprising shower tray with electric shower unit over and screen, vanity wash basin with cupboards below and mixer tap, low level wc and ladder type radiator.



OUTSIDE:

From the front, a picket gate, between a pair of stone pillars and in a picket fence leads to a pathway which provides access to the front door. The front garden area is part laid to a shaped lawn with brick edge and having a planted border. There is also a stone area and there are numerous mature evergreens.

At the rear there is a pergola over a paving stone patio area. The rear garden also includes a section of lawn, there is a crazy paved pathway to a doorway and the rear garden area is laid to a shaped, crazy paved pathway with stone areas and raised borders behind natural stone. The rear garden is extensively enclosed by close board panels between concrete posts.

The property has the benefit of a pair of side by side parking spaces which lead to the DETACHED DOUBLE GARAGE BLOCK (17'5 x 16'9) with a pair of up and over doors to the front, personal door to the rear and having a ceiling height of approximately 6'3. The garage is provided with electric light and power points and has plumbing for washing machine and a sink unit.



COUNCIL TAX BAND C

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.

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VIEWING

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

DIRECTIONAL NOTE

From central Hereford proceed west along Whitecross Road to the roundabout and then take the third exit into Three Elms Road. Proceed along Three Elms Road and turn right into Grandstand Road. On reaching Bobblestock, follow through into Sandown Drive. Continue along Sandown Drive and the property will be identified as the last house on the right hand side before reaching Kempton Avenue.

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.

15th January 2025

ID39426

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	65 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.

