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48 College Road, Hereford, HR1 1EF

'Set back from and above College Road a three bedroom inner terrace house which is accessible to local facilities, amenities and the City Centre'

£200,000 (Freehold)

48 College Road, Hereford, HR1 1EF

LOCATION

48 College Road is located above College Road behind a tree lined green and it lies just to the north of the City Centre. Local amenities include a Co-Op with the town centre, railway station and hospital being within easy reach. The locality is served by schools and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments.

DESCRIPTION

48 College Road is an inner terrace house which is centrally heated and double glazed. On the ground floor there is a living room and kitchen/dining room. On the first floor there are three bedrooms and a modern bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Reception Lobby

Approached through a double glazed door and with stairway off, radiator, mat-well and door to:

The Living Room

4.27m (14'0) x 3.86m (12'8)

With a double glazed window to the front, coved ceiling, feature fire surround, radiator, door to under-stair cupboard and door to:

The Kitchen/Dining Room

4.88m (16'0) x 3.05m (10')

With ceiling light units, fitted base cupboards with working surface over, tiled surrounds and eye level cabinets. 1½ bowl stainless steel sink unit with drainer and mixer tap, recess with plumbing for washing machine, built-in electric oven with four ring hob over and cooker hood above, tiled floor, radiator and door to:



The Rear Lean-To/Porch

1.73m (5'8) x 4.8m (15'9)

With part glazed elevations with triplex roof over, door to garden and door to:

Separate Wc

With low level wc and wash basin. Tiled walls.

ON THE FIRST FLOOR:

Landing

With glazed loft hatch allowing borrowed light.

Bedroom 1

4.01m (13'2) x 2.31m (7'7) (average)

With a double glazed window to the front, picture rail, radiator and double wardrobe cupboard.

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Bedroom 2

3.05m (10'0) x 3.1m (10'2)

With a double glazed window overlooking the rear garden with allotments beyond. Picture rail and radiator.



Bedroom 3

3.07m (10'1) x 2.06m (6'9) (maximum)

With a double glazed window to the front, picture rail, radiator and over-stair cupboard with wall mounted gas fired boiler providing central heating and domestic hot water.

Bathroom

2.08m (6'10) x 1.65m (5'5)

With modern white suite comprising bath with thermostatically controlled shower unit over, mixer tap, wash basin and wc. Tiled walls, extractor unit and ladder type radiator.



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OUTSIDE:

The front garden area is approached through a picket gate and a concrete path runs to the front door. The front garden is bordered by a mix of hedging and is extensively laid to stone for ease of maintenance with two shaped borders. At the rear there is a garden area which is approximately 21' long by 16' wide. The rear garden is bounded by timber panels between concrete posts. The area is laid to paving slabs with numerous shrubs. The property appears to have the benefit of a rear right of way (subject to confirmation).



Agents Note

It is understood that the property had the benefit of a rear means of access across an adjacent property and that other properties have the right of way across the subject property (subject to confirmation).

COUNCIL TAX BAND B

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

From central Hereford proceed along Commercial Road, pass over the railway bridge, enter Aylestone Hill and turn left into Barrs Court Road. Continue along Barrs Court Road, pass over the two mini roundabouts, enter College Road and the property will be identified on the right hand side 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

6th January 2025

ID39753

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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 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		85 B
69-80	C		
55-68	D	60 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.

