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15 Perseverance Road, Off Holmer Road, Hereford, HR4 9SN

'Situated to the north of Hereford City between Holmer Road and Mortimer Road an older style semi detached home with three bedrooms, driveway, garage and enclosed rear garden'

£285,000 (Freehold)

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LOCATION

Perseverance Road is located off Holmer Road and to the north of the City Centre. The house is accessible to a range of amenities with Hereford as a whole offering a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is an established semi detached home which has the benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen, utility area, conservatory and cloakroom and on the first floor are three bedrooms and shower room. In more detail the accommodation comprises:

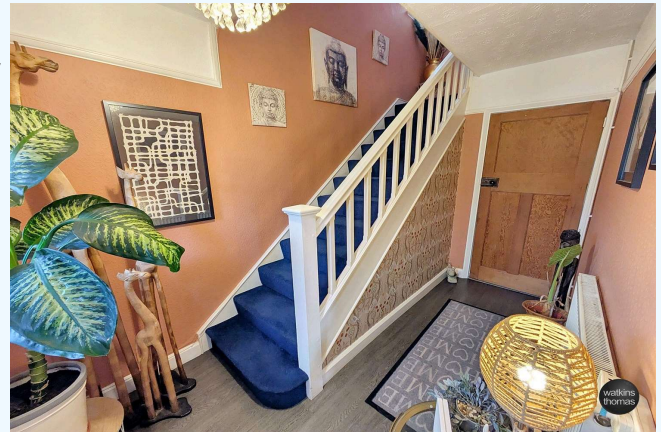
ON THE GROUND FLOOR:

Entrance Porch

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

Entrance Hall

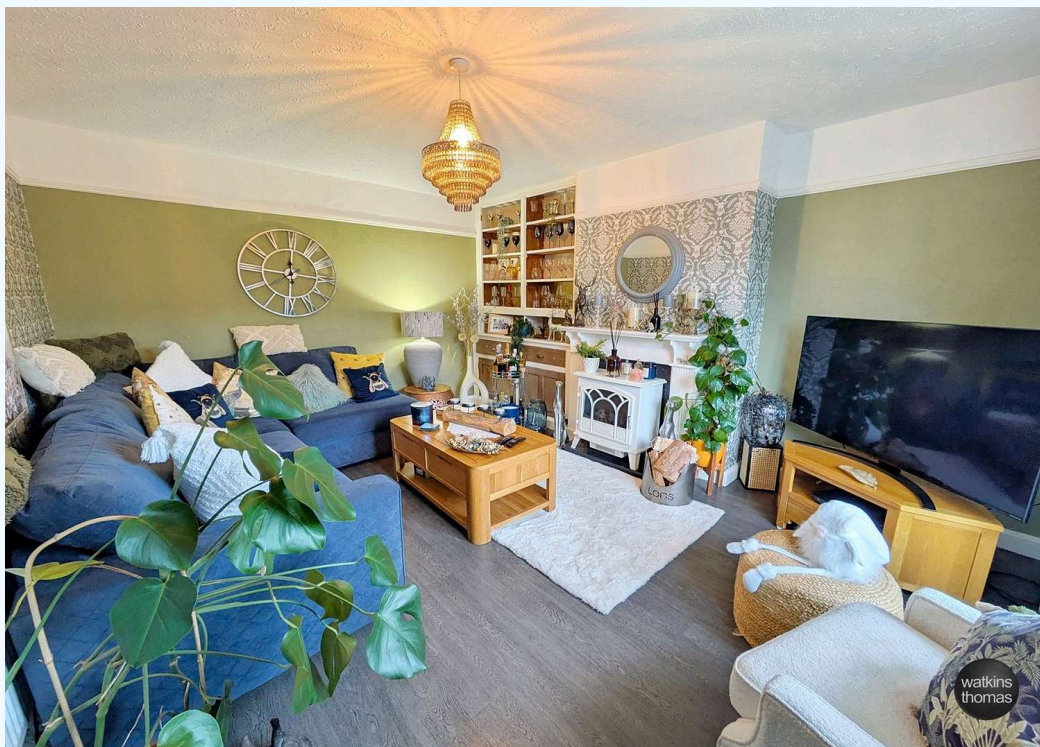
With stairs to the first floor, picture rail, panelled radiator, laminated flooring, front aspect double glazed window, door to the sitting room and inner hall.



Sitting Room

4.52m (14'10") x 3.66m (12') (maximum)

With front aspect double glazed window, panelled radiator, laminated flooring, picture rail and built-in shelving unit.



Inner Hall

With panelled radiator, access to understairs storage area with side aspect double glazed window and vinyl flooring and access to the kitchen.

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Kitchen

4.09m (13'5) x 2.36m (7'9)

With rear aspect double glazed window, a range of units comprising sink drainer unit with work surfaces, splash backs, base units under, matching wall units, integrated dishwasher, space for cooker, space for upright fridge freezer, access to the utility room and conservatory.



Utility Room

2.59m (8'6) (maximum) x 1.5m (4'11) (maximum - irregular shaped room)

With plumbing and space for washing machine, space for tumble dryer, wall mounted gas central heating boiler and vinyl flooring.

Conservatory

4.95m (16'3) x 1.65m (5'5)

With double glazed windows and French doors giving access to the rear garden, laminated flooring, ceiling lantern and access to cloakroom.



Cloakroom

With low flush wc, wash hand basin and tiled splash back

ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, panelled radiator, storage cupboard and access hatch to loft space.

Bedroom 1

3.58m (11'9) x 3.02m (9'11)

With front aspect double glazed window, picture rail and panelled radiator.

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Bedroom 2

3.38m (11'1) x 3.1m (10'2)

With front aspect double glazed window, panelled radiator and picture rail.



Bedroom 3

2.59m (8'6) x 2.54m (8'4)

With rear aspect double glazed window and panelled radiator.

Shower Room

2.51m (8'3) (maximum) x 2.06m (6'9) (maximum)

With front aspect double glazed window, double shower cubicle with thermostatically controlled shower and rainwater shower head. Low flush wc, vanity wash hand basin, storage cupboard, inset spot lights, extractor fan, panelled radiator and laminated flooring.



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OUTSIDE:

To the front of the property is a tarmac driveway with side access gates giving access to the GARAGE (15'9 x 8'0) with up and over door to the front.

To the immediate rear of the property is a paved stone sun terrace/patio area leading to the main garden which is laid to lawn. A path gives access to the rear of the property where there are two useful storage sheds. The garden is enclosed by fencing and hedging to provide a degree of privacy.



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 north along Edgar Street and at the roundabout take the first exit onto Newtown Road. Proceed along Newtown Road and opposite Widemarsh Common take the right hand turning into Mortimer Road. Continue along Mortimer Road and turn left into Perseverance Road and the property is located on the left hand side.

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.

27th January 2025

ID39843

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.

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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.

