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### **10 Lilac Grove, Hinton, Hereford, HR2 6AR**

*'Situated to the south of Hereford City a well presented three bedroom end terraced property with gas central heating, double glazing, enclosed rear garden and the benefit of solar panels'*

**£205,000 (Freehold)**

## 10 Lilac Grove, Hinton, Hereford, HR2 6AR

### LOCATION

The property is located to the south of Hereford City in the well established residential location of Hinton. 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 end of terrace family home with gas central heating, double glazing and also benefits from the addition of solar panels. The property has an enclosed rear garden and a hard standing area to the front. The accommodation comprises entrance hall, sitting room, kitchen/dining room, utility area, on the first floor are three bedrooms and shower room. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Canopy Entrance Porch

With front aspect double glazed entrance door leading to the entrance hall.

##### Entrance Hall

With stairs to the first floor, panelled radiator and door to the sitting room.

##### Sitting Room

4.14m (13'7) x 4.09m (13'5) (maximum)

With front aspect double glazed window with shutters, electric fire with decorative surround, understairs storage cupboard, coved ceiling, television point and door to the kitchen/dining room.



##### Kitchen/Dining Room

5.05m (16'7) x 2.59m (8'6)

With rear aspect double glazed window. A range of units comprising 1½ bowl sink drainer unit with work surfaces, splash backs, base units under with matching wall units, integrated dishwasher, integrated electric oven, hob and cooker hood over. Space for upright fridge freezer, space for dining table, panelled radiator, pantry with side aspect double glazed window, laminate flooring and access to the utility area.



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### Utility Area

2.39m (7'10) x 1.52m (5'0)

With side aspect double glazed window, rear aspect double glazed door giving access to the rear garden, work surface, plumbing and space for washing machine, base units, wall units, space for tumble dryer, space for fridge freezer and laminate flooring.



### ON THE FIRST FLOOR:

#### Landing

With side aspect double glazed window, access hatch to the loft space which is partially boarded and houses the Worcester gas central heating boiler and inverter for the solar panels.



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### Bedroom 1

5.03m (16'6) (maximum) x 3.2m (10'6)

With two front aspect double glazed windows and shutters, panelled radiator and storage cupboard.



### Bedroom 2

3.61m (11'10) x 2.54m (8'4) (maximum)

With rear aspect double glazed window with roller blind, airing cupboard and panelled radiator.

### Bedroom 3

2.44m (8'0) x 2.13m (7') (plus door recess)

With rear aspect double glazed window, roller blind and panelled radiator.



### Shower Room

With side aspect double glazed window, shower cubicle with thermostatically controlled shower, low flush wc, wash hand basin, fully tiled wall surround, panelled radiator and vinyl flooring.



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### OUTSIDE:

To the front of the property is a hard standing area with side path giving access to the rear garden. To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn with various shrub borders. A path leads to the rear of the garden where there is a further patio. The garden also benefits from outside power point, tap and lighting. The garden is enclosed by fencing to provide a degree of privacy.



### Agents Note

Please be aware that there is a right of way access path across the rear of the property for the neighbouring property.

### 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

Proceed out of Hereford along the Ross Road. On reaching the traffic lights turn left onto Holme Lacy Road. Take the third left into Hinton Avenue and first left into Lilac Grove where the property is located on the right hand side as indicated by the 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).

**10th February 2025**

ID40054

## 10 Lilac Grove, Hinton, Hereford, HR2 6AR

### 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 C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 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

## 10 Lilac Grove, Hinton, Hereford, HR2 6AR

### 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.

