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68 Breinton Road, Hereford, HR4 0JX

'Conveniently set just to the west of central Hereford, near to Broomy Hill, on the edge of Whitecross, a beautifully presented three bedroom inner terrace home'

£275,000 (Freehold)

68 Breinton Road, Hereford, HR4 0JX

LOCATION

Breinton Road is located just to the west of Hereford City Centre on the edge of Whitecross, with its wide range amenities, and near to Broomy Hill with its easy access to countryside walks. Hereford as a whole offers an excellent range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

68 Breinton Road is an inner terrace period house which has been the subject of a sympathetic and comprehensive schedule of refitting and upgrading works which have resulted in the provision of a most comfortable home with period features. There are exposed floor boards throughout much of the ground floor together with period doors. The house is centrally heated and double glazed. On the lower ground floor there is a useful cellar area, on the ground floor there are two reception rooms and a well appointed kitchen and there are three bedrooms and a modern bathroom on the first floor. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

Having modern composite door with double glazed panels to:

Entrance Hall

7.01m (23') (long overall)

With a double glazed window over the front door, stairway off, dado rail, radiator with cover, stairway down to cellar, Hive control for heating, exposed floor boards and with an opening to the kitchen, stripped original door to the dining room and a stripped original door to:



The Living Room

3.12m (10'3) x 3.48m (11'5) (13'6 into bay)

With a double glazed bay window to the front, part with shutters, picture rail and with one wall being of feature historic brickwork. Exposed floor boards, radiator and television point.



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Dining Room

3.12m (10'3) x 2.54m (8'4) (plus recesses)

With ceiling light rose, exposed brickwork to one wall with decorative arch, wooden mantle and fire recess. Tiled hearth, exposed floor boards, double glazed window to the rear and radiator.



Kitchen/Breakfast Room

4.22m (13'10) x 2.57m (8'5) (widening to 9'5)

With a double glazed window to the rear, sunken ceiling lights, double glazed windows to two aspects, door to side courtyard area and with a radiator having cover, feature ceramic floor tiles and the kitchen area is well appointed with fitted base cupboard and drawer units with wood grain effect working surfaces over and matching upstand. Eye level cabinets, tall larder cupboard and with a door to a cupboard in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water. Single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine, built-in electric oven and four ring hob over with stainless steel splash back and cooker hood above.

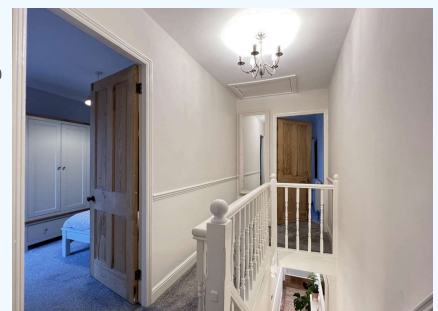


ON THE FIRST FLOOR:

Landing

6.4m (21') (overall) x m (')

With an access hatch to loft space, dado rail and with stripped original doors to the bathroom, bedrooms 2 and 3 and:



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Bedroom 1

4.14m (13'7) x 3.45m (11'4)

With two double glazed windows to the front, coved ceiling, ornate fire recess with hearth. Radiator.



Bedroom 2

3.51m (11'6) x 2.54m (8'4)

With a double glazed window to the rear, coved ceiling, radiator and original fire recess with tiled hearth.



Bedroom 3

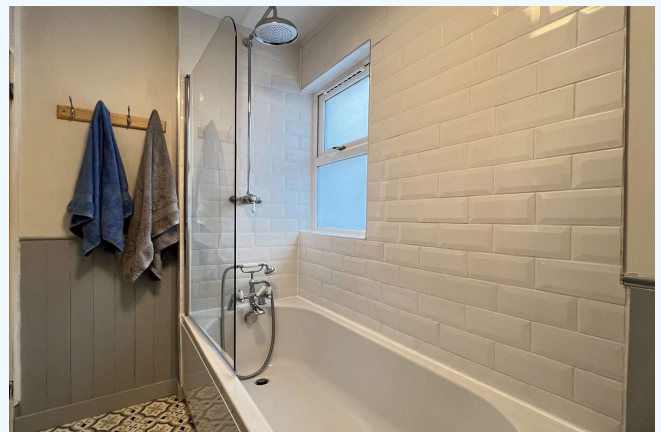
2.74m (9'0) x 2.03m (6'8)

With a double glazed window to the side. Radiator.

Bathroom

2.54m (8'4) x 1.37m (4'6)

With brick effect tiled surrounds, bath with rainwater shower head together with shower attachment to taps, low level wc and vanity wash basin with mixer tap. Part painted timber clad surrounds and ladder radiator.



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ON THE LOWER GROUND FLOOR:



Cellar Room

4.09m (13'5) x 3.38m (11'1)

With a ceiling height of 6'4 and having dry lined walls, sunken ceiling lights, radiator and with sky light to the front.

OUTSIDE:

The property is approached at the front over a diamond harlequin pathway.

At the rear of the property there is a paving slab patio area with outside tap and a lawn runs through triangular flower borders. The borders are planted and the garden area is enclosed between lap panel fencing. There is also a decked seating area and paved area. Timber store. The rear garden is approximately 65' long by about 8' wide on average.



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.

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VIEWING

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

DIRECTIONAL NOTE

From central Hereford proceed from the agents' office into St Nicholas Street and pass over the traffic lights into Barton Road. Enter Breinton Road and the property will be identified on the right 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.

20th February 2025

ID39884

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.](#)

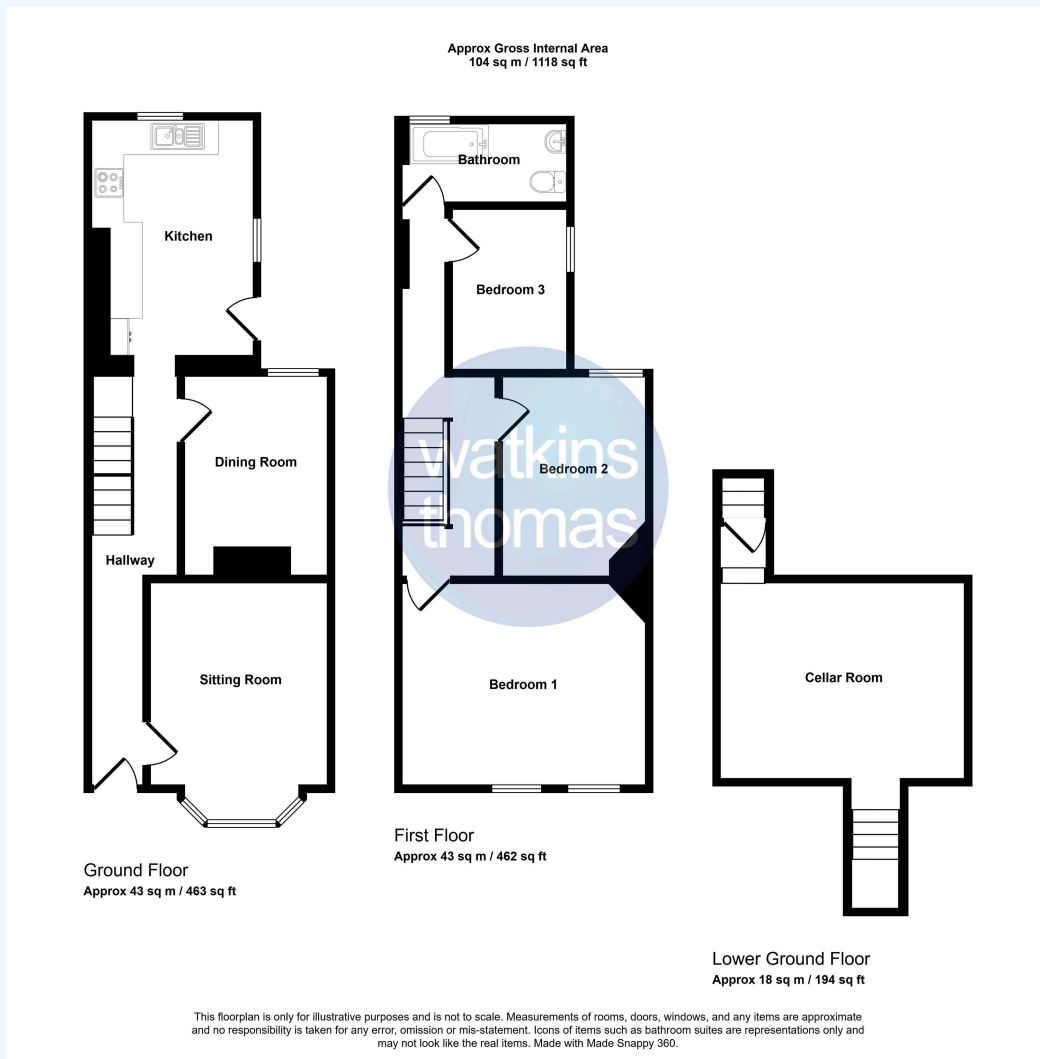
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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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.



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