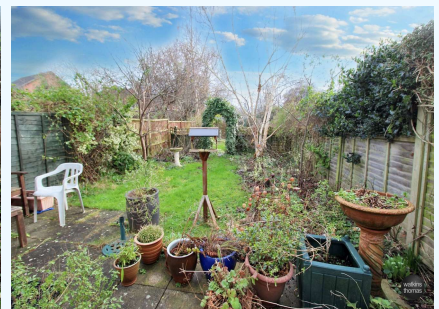




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## 12 Clive Street, Hereford, HR1 2SB

*'Situated to the north east of Hereford City a well presented, four bedroom, three storey house with gas central heating, double glazing and enclosed rear garden'*

**£300,000 (Freehold)**

Residential Sales and Lettings

## 12 Clive Street, Hereford, HR1 2SB

### LOCATION

The property is conveniently located to the north east of Hereford City. In the area are a range of amenities and the City Centre is within walking distance. 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 four bedroom, three storey semi detached home with gas central heating, double glazing and enclosed rear garden. The accommodation comprises entrance hall, sitting room, dining room, kitchen, rear porch, shower room, first floor landing with access to two bedrooms and shared shower room. Second floor landing with access to two further bedrooms. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

With side aspect double glazed entrance door, stairs leading to the first floor and glazed doors to the sitting room and dining room.

##### Sitting Room

4.5m (14'9) (maximum) x 3.48m (11'5)

With two front aspect double glazed windows, panelled radiator, television point and gas fire.

##### Dining Room

4.5m (14'9) (maximum) x 3.51m (11'6)

With rear aspect double glazed window, panelled radiator, built-in storage cupboard, glazed door to the kitchen and door to the cellar.





## 12 Clive Street, Hereford, HR1 2SB

### Kitchen

3.58m (11'9) (maximum) x 2.36m (7'9)

With side aspect double glazed window, 1½ bowl sink drainer unit, work surface, splash backs, base units under with matching wall units, underfloor heating, space for cooker with cooker hood over, space for upright fridge freezer, tiled flooring, plumbing and space for dishwasher, inset spot lights, side aspect double glazed door giving access to the garden and glazed door to the inner hallway.



### Inner Hallway

With side aspect double glazed window, access to a storage cupboard with plumbing and space for washing machine and access to the rear porch.

### Rear Porch

With side aspect double glazed window, double glazed door to the rear garden and door to the shower room.

### Shower Room

1.65m (5'5) x 1.35m (4'5)

With shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, heated towel rail, tiled flooring, underfloor heating, rear aspect double glazed window and partially tiled wall surround.

### ON THE LOWER GROUND FLOOR:

#### Cellar

Access from the dining room. Cellar Room 1 (14'5 x 11'1) with gas and electricity meters. Cellar Room 2 (14'5 x 11'1).

### ON THE FIRST FLOOR:

#### Landing

With smoke alarm, doors to bedrooms and stairs to the second floor.

#### Bedroom 1

4.55m (14'11) (maximum) x 3.53m (11'7)

With rear aspect double glazed window, built-in wardrobe cupboard housing the Worcester gas central heating boiler, panelled radiator and door to shared shower room.

## 12 Clive Street, Hereford, HR1 2SB

### Bedroom 2

4.5m (14'9) (maximum) x 3.51m (11'6) (maximum)

With front aspect double glazed window, panelled radiator and door to shared shower room.



### Shared Shower Room

With shower cubicle with thermostatically controlled shower, vanity wash hand basin, low flush wc, heated towel rail, side aspect double glazed window, dimplex wall mounted heater, partially shower boarded and vinyl flooring.



### ON THE SECOND FLOOR:

#### Landing

With smoke alarm and doors to bedrooms.

#### Bedroom 3

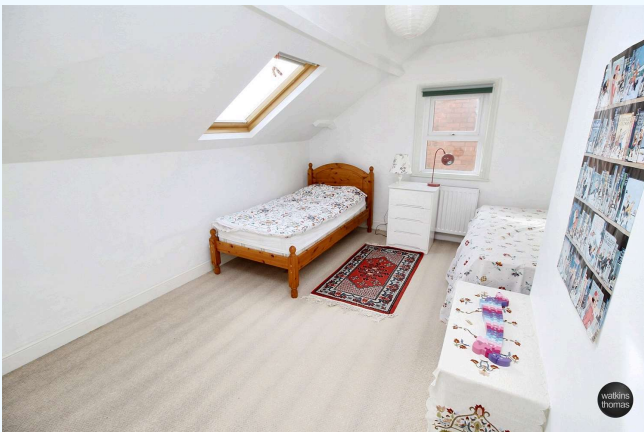
4.6m (15'1) (maximum) x 3.28m (10'9)

With side aspect double glazed window, rear aspect sky light and panelled radiator.

#### Bedroom 4

4.6m (15'1) (maximum) x 3.12m (10'3) (maximum)

With side aspect double glazed window, front aspect sky light and panelled radiator.



## 12 Clive Street, Hereford, HR1 2SB

### **OUTSIDE:**

To the front of the property is a courtyard garden with path giving access to the entrance door and a side gate gives access to the rear garden. The garden has a patio area leading to the main garden which is laid to lawn. There are various shrub borders leading to a fence and arch which gives access to a further garden area which is laid to lawn with shrub borders and having a useful storage shed. The garden is enclosed by fencing to provide a degree of privacy.

### **COUNCIL TAX BAND C**

Payable to Herefordshire Council

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 St Owen Street turning right into Eign Road. Take the first left hand turn into Clive Street and the property is located 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](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).

**4th February 2025**

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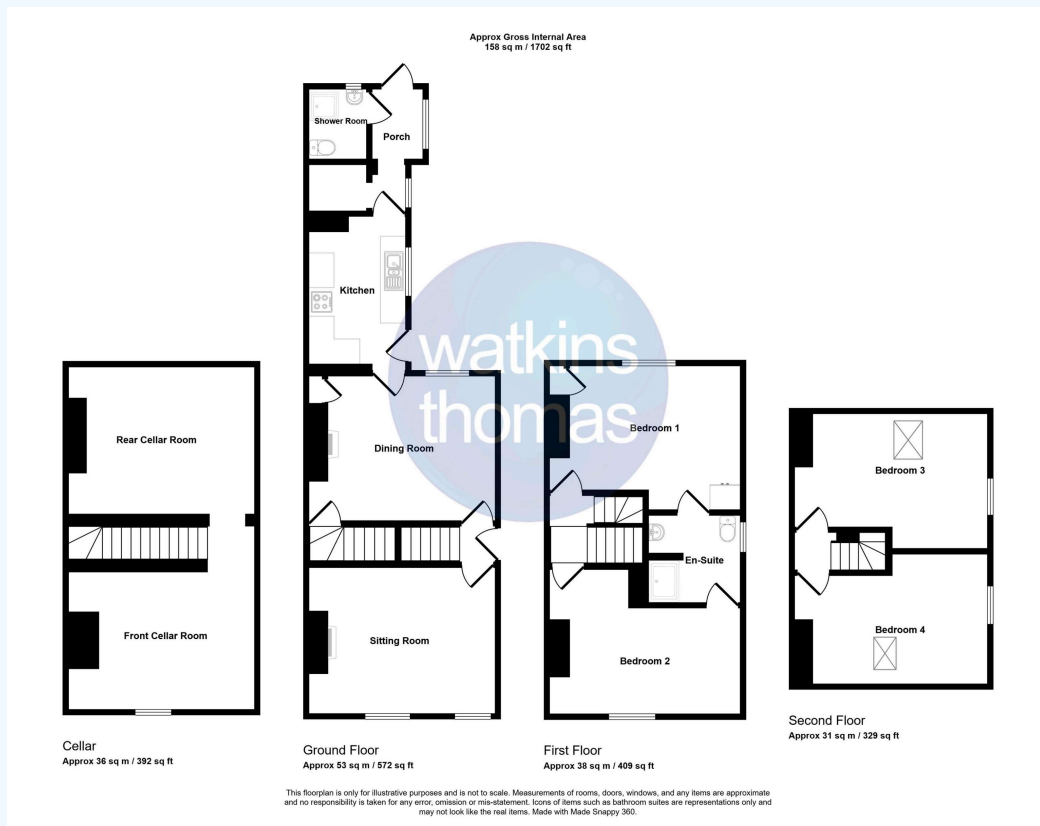
### **ENERGY PERFORMANCE CERTIFICATE**

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.

# 12 Clive Street, Hereford, HR1 2SB

## 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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