



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### 14 Alice Close, Hampton Dene, Hereford, HR1 1XQ

*'Situated to the north east of Hereford City a well presented, four bedroom, extended detached family home with off road parking, garage, gas central heating, double glazing and enclosed rear garden'*

**£430,000 (Freehold)**

Residential Sales and Lettings



# 14 Alice Close, Hampton Dene, Hereford, HR1 1XQ

## LOCATION

The property is located to the north east of Hereford City in the sought after residential location of Hampton Dene. In the area are a range of amenities and Hereford as a whole offers a 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 four bedroom, detached family home which has been extended through the years to provide ample family accommodation. The property has the benefit of a driveway, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/dining/study area, conservatory, utility, downstairs cloakroom and family room. First floor landing with access to four bedrooms and bathroom. 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 smoke alarm, panelled radiator, stairs to the first floor, coved ceiling, under-stairs storage cupboard and access to the kitchen and sitting room.

#### Sitting Room

4.47m (14'8) x 3.58m (11'9)

With front aspect double glazed bay window, panelled radiator, television point, coved ceiling and two wall lights.



#### Kitchen

3.25m (10'8) x 2.69m (8'10)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, base units under with matching wall units, space for cooker, space for upright fridge freezer, vinyl flooring, under-stairs storage area with shelving, access to the utility room and dining area.

#### Dining Area

3.25m (10'8) x 2.59m (8'6)

With space for dining table, rear aspect double glazed patio door to the conservatory and access to the study.



## 14 Alice Close, Hampton Dene, Hereford, HR1 1XQ

### Study

3.1m (10'2) x 2.49m (8'2)

With rear aspect double glazed window, panelled radiator and door to the family room.

### Family Room

5.13m (16'10) x 2.49m (8'2)

With front aspect double glazed window, access hatch to loft space and panelled radiator.



### Conservatory

2.95m (9'8) (maximum) x 2.9m (9'6)

Of upvc construction with vinyl flooring, double glazed windows and rear aspect double glazed door giving access to the garden.

### Utility Room

2.46m (8'1) x 2.18m (7'2) (minimum)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit, wall units, plumbing and space for washing machine, space for tumble dryer, space for freezer, vinyl flooring, panelled radiator, door to the cloakroom, garage and side aspect double glazed door to the side access path.



### Cloakroom

With side aspect double glazed window, low flush wc with fitted wash hand basin and vinyl flooring.

### ON THE FIRST FLOOR:

### Landing

With access hatch to loft space with pull down ladder and being partially boarded. Airing cupboard, smoke alarm doors to bedrooms and bathroom.

### Bedroom 1

4.01m (13'2) x 3.2m (10'6) (plus door recess)

With front aspect double glazed window and panelled radiator.



## 14 Alice Close, Hampton Dene, Hereford, HR1 1XQ

### Bedroom 2

3.78m (12'5) x 2.9m (9'6) (plus door recess)

With rear aspect double glazed window, vanity wash hand basin and panelled radiator.



### Bedroom 3

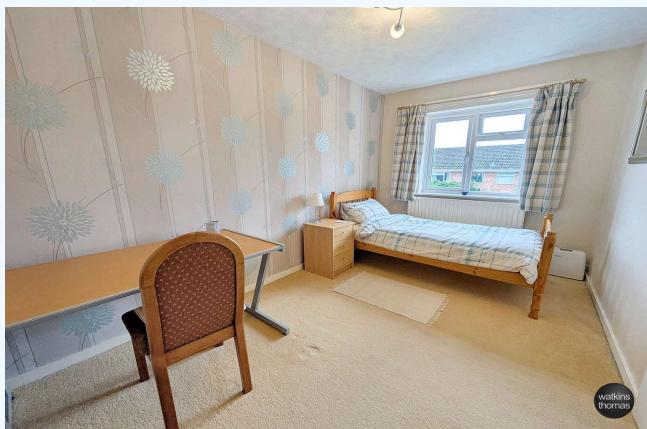
4.72m (15'6) x 2.46m (8'1)

With rear aspect double glazed window, panelled radiator and access hatch to loft space.

### Bedroom 4

3m (9'10) (maximum including bulk head) x 2.11m (6'11)

With front aspect double glazed window and panelled radiator.



### Bathroom

With rear aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment. Shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator, light with shaver point and vinyl flooring.



## 14 Alice Close, Hampton Dene, Hereford, HR1 1XQ

### OUTSIDE:

To the front of the property is a landscaped garden with driveway giving access to the garage. The property also has the benefit of an EV (electric vehicle) charger. GARAGE (17'4 x 8'9) with up and over door, mezzanine storage area, wall mounted gas central heating boiler, power, lighting and door to the utility room.

A side path gives access to the rear garden. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. There are various shrub borders and a path leading to the rear of the garden where there is a storage shed. The garden is enclosed by fencing and hedging to provide a degree of privacy and also has the added benefit of an outside tap.

### COUNCIL TAX BAND D

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 St Owen Street turning right into Eign Road. Continue along Eign Road, under the railway Bridge, into Hampton Park Road. Take the left hand turning into St Margarets Road, follow into Vineyard Road and then right into Old Eign Hill. Take the second left into Hampton Dene Road and then immediately right into Harvey Road. At the T-junction turn right into Siddons Road, continue along the road taking the right hand turning into Lyall Close and then first right into Alice Close where the property is located in the cul-de-sac position.

### 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).

**19th February 2025**

ID39998

## 14 Alice Close, Hampton Dene, Hereford, HR1 1XQ

### 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		86 B
69-80	C		
55-68	D	66 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.

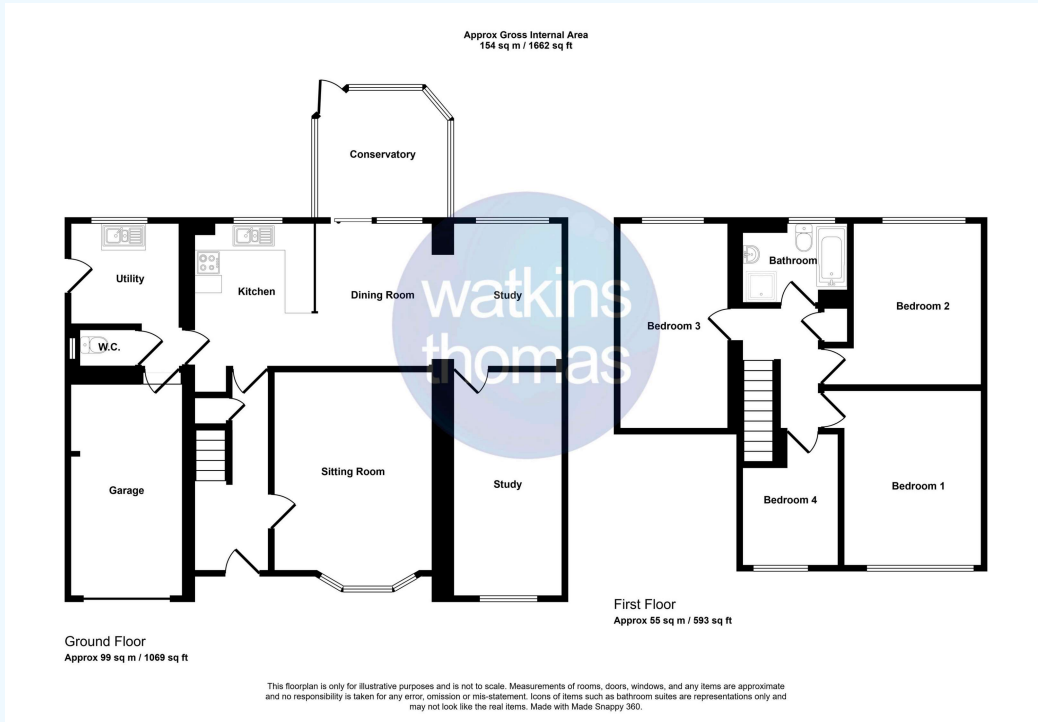
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

# 14 Alice Close, Hampton Dene, Hereford, HR1 1XQ

## 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.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.