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39 Princess Avenue, College Estate, Hereford, HR1 1HJ

'Situated to the north of Hereford City in a well established residential location a well presented, extended, three bedroom semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden'

£260,000 (Freehold)

39 Princess Avenue, College Estate, Hereford, HR1 1HJ

LOCATION

The property is located to the north of Hereford in the well established residential location of The College Estate. In the area are a range of amenities including local shops and chip shop 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 three bedroom, semi detached family home which has been extended to the rear of the property. The property has the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen, family room, side porch with access to cloakroom, first floor landing leading to three bedrooms and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Porch

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

Entrance Hall

With stairs to the first floor, thermostat for central heating, smoke alarm, panelled radiator, and door to the sitting room.

Sitting Room

4.19m (13'9) (maximum) x 4.22m (13'10)

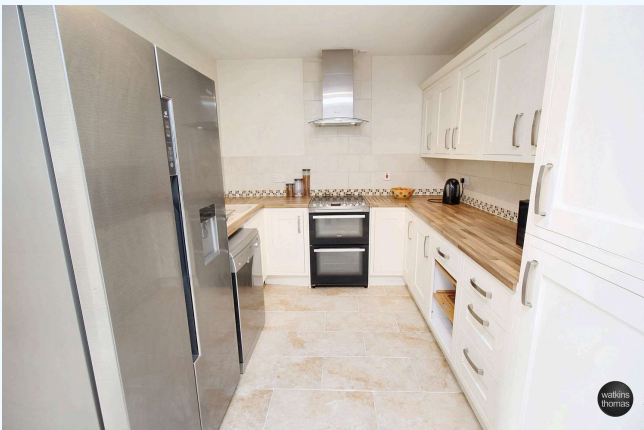
With front aspect double glazed window, electric fire with decorative surround, television point, under-stairs storage cupboard and door to the kitchen.



Kitchen

4.19m (13'9) x 2.57m (8'5)

With a range of units comprising 1½ bowl sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, space for American style fridge freezer, plumbing and space for washing machine, space for dishwasher, space for cooker with cooker hood over, tiled flooring, panelled radiator, access to the family room and door to the side porch.



Side Porch

With side aspect double glazed door, tiled flooring, storage cupboard and door to the cloakroom.

Cloakroom

With low flush wc, panelled radiator and tiled flooring.

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Family Room

4.57m (15'0) x 2.44m (8')

With tiled flooring, panelled radiator, television point and double glazed patio door giving access to the rear garden.



ON THE FIRST FLOOR:

Landing

With airing cupboard housing the Worcester gas central heating boiler, side aspect double glazed window, smoke alarm, access hatch to loft space, doors to bedrooms and bathroom.

Bedroom 1

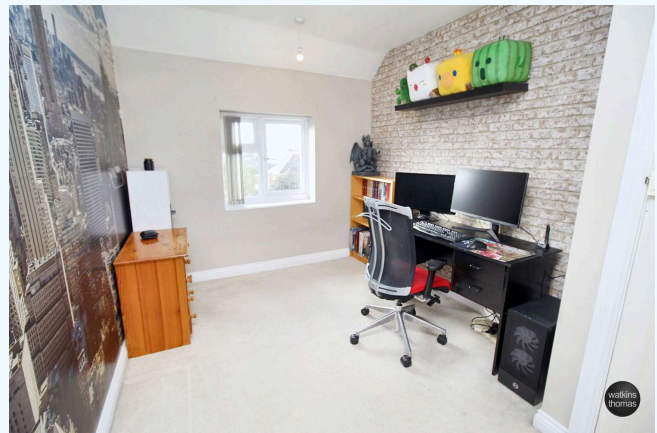
3.63m (11'11) (to the wardrobe) x 3.25m (10'8)

With front aspect double glazed window, panelled radiator, built-in wardrobes with hanging rail, shelving and mirror sliding doors, picture rail and television point.

Bedroom 2

3.61m (11'10) x 2.59m (8'6) (maximum)

With rear aspect double glazed window, storage cupboard and panelled radiator.



Bedroom 3

2.62m (8'7) x 2.46m (8'1)

With rear aspect double glazed window and panelled radiator.

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Bathroom

2.31m (7'7) (maximum) x 1.98m (6'6)

With side aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, thermostatically controlled shower with rainwater shower head over, vanity wash hand basin, low flush wc, heated towel rail, fully tiled wall surround, extractor fan and vinyl flooring.



OUTSIDE:

To the front of the property is a dropped kerb with block paved parking area.

To the side of the property a path gives access to the rear garden where there is a patio with steps leading down to the main garden which is laid to lawn. There is a useful storage shed and the garden is enclosed by fencing to provide a degree of privacy. The rear garden also has the added benefit of a power point and to the side of the property is an outside tap.



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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 Edgar Street and on reaching the roundabout take the third exit onto Newtown Road. Continue to the mini roundabout and take the first left over the bridge. On reaching the roundabout take the first left onto College Road and then immediately left onto Kingsway. Continue along Kingsway turning right into Alexandra Avenue and then left into Princess Avenue where 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.

18th March 2025

ID40174

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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.

Energy rating and score

This property's energy rating is D. 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		78 C
55-68	D	64 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

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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.

