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44 Dabinett Avenue, Orchard Glade, Hereford, HR4 9XG

'A very well proportioned two bedroom end of terrace house, which is located towards the end of an established residential cul-de-sac, in a maturing area, that lies between Grandstand Road and Whitecross Road'

£210,000 (Freehold)

Residential Sales and Lettings

44 Dabinett Avenue, Orchard Glade, Hereford, HR4 9XG

LOCATION

Dabinett Avenue is a residential cul-de-sac towards the end of which Number 44 is located. Geographically set on the Orchard Glade Estate, off Yazor Road, the property is about 1½ miles north west of central Hereford. In the locality there are a range of amenities and Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

44 Dabinett Avenue is a well proportioned, two bedroom, end of terrace home which has the benefit of a gas fired central heating system and double glazed windows. With parking and garden areas the accommodation in more detail comprises:

ON THE GROUND FLOOR:

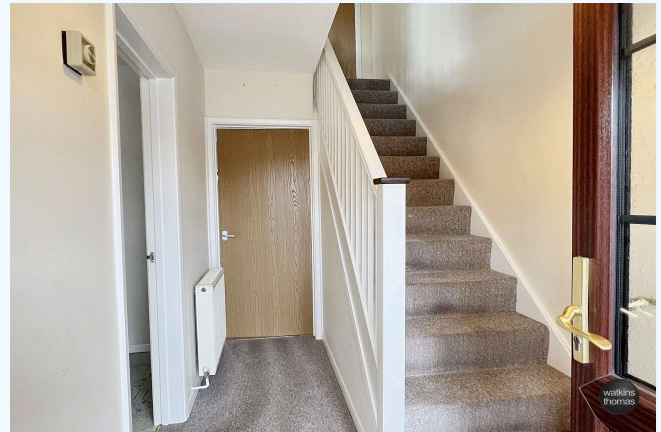
Canopy Porch

With door with double glazed upper panels to:

The Reception Hall

3.07m (10'1) x 1.73m (5'8) (including stairwell)

With wall mounted thermostat, radiator and having doors to the kitchen and



The Living Room

4.57m (15'0) x 3.66m (12')

With a double glazed casement door and a double glazed window opening to and overlooking the rear garden. Radiator and door to under-stairs cupboard.

Kitchen

3.05m (10'0) x 1.75m (5'9)

With a double glazed window to the front and fitted base cupboards with working surfaces over, tiled surrounds and eye level cabinets. Single drainer stainless steel sink unit, recess with plumbing for washing machine, recess with point for cooker and radiator.



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ON THE FIRST FLOOR:

Landing

With access hatch to loft space and with doors to:

Bedroom 1

3.66m (12'0) x 3.15m (10'4)

With a double glazed window to the rear, coved ceiling and radiator.

Bedroom 2

2.51m (8'3) x 2.59m (8'6) (12' maximum)

With a double glazed window to the front, radiator and over-stairs cupboard in which is housed the wall mounted gas fired combination boiler which provides central heating and domestic hot water.



Bathroom

1.96m (6'5) x 1.57m (5'2)

With a double glazed window to the side and white suite comprising bath with electric shower over, pedestal wash basin and low level wc. Part tiled walls, shaver point and radiator.



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OUTSIDE:

At the front of the property there is a pathway with adjacent crazy paved area. At the rear of the property there is a crazy paved patio area beyond which there is a lawned garden. The rear garden is approximately 34' long by 12'6 wide.

Adjacent to the property there are car parking spaces and the property has the benefit of a side and rear means of access.



COUNCIL TAX BAND B

Payable to Herefordshire Council

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

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.

25th March 2025

ID40228

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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 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

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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.

