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4 Foxglove Court, Off Clive Street, Hereford, HR1 2SW

'A conveniently located, well presented, two bedroom mid terraced home with the added benefits of gas central heating and double glazing, cloakroom, parking and enclosed rear garden'

£228,000 (Freehold)

4 Foxglove Court, Off Clive Street, Hereford, HR1 2SW

LOCATION

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 well presented, two bedroom, mid terraced home with gas central heating, double glazing, allocated parking and enclosed rear garden. The accommodation comprises kitchen/breakfast room, inner hallway with cloakroom, sitting room, first floor landing with two double bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect double glazed panelled entrance door leading to the kitchen/breakfast room.

Kitchen/Breakfast Room

3.91m (12'10) x 3.53m (11'7) (maximum)

With front and side aspect double glazed windows, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for tumble dryer, space for upright fridge freezer, space for cooker with cooker hood over, inset spot lights, panelled radiator, space for dining table, laminated flooring and access to the inner hallway.



Inner Hallway

With smoke alarm, stairs to the first floor, storage cupboard, laminated flooring, access to the sitting room and cloakroom.

Cloakroom

With low flush wc, pedestal mounted wash hand basin and extractor fan.



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Sitting Room

3.94m (12'11) x 3.48m (11'5)

With rear aspect double glazed French doors giving access to the garden, television point, coved ceiling, panelled radiator and laminated flooring.



ON THE FIRST FLOOR:

Landing

With smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

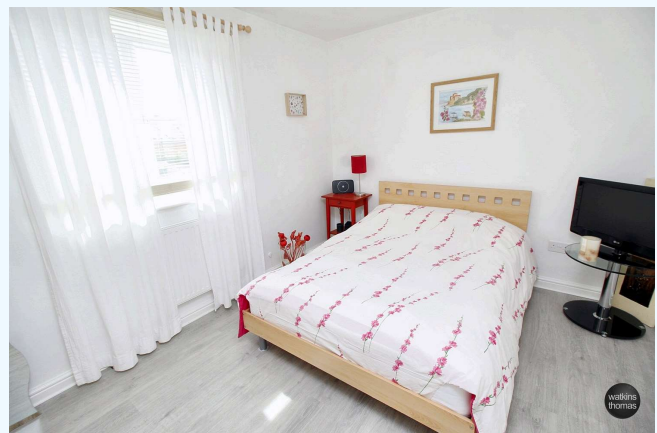
3.48m (11'5) x 3.25m (10'8) (to the wardrobe)

With rear aspect double glazed window, access hatch to loft space, panelled radiator, built-in wardrobes with sliding doors, hanging rail and shelving.

Bedroom 2

3.91m (12'10) x 2.51m (8'3)

With rear aspect double glazed window, panelled radiator and laminated flooring.



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Bathroom

2.26m (7'5) x 1.55m (5'1)

With suite comprising panel enclosed bath with electric shower over and glass shower screen, low flush wc, vanity wash hand basin, shower boarded walls, extractor fan, heated towel rail and laminated flooring.



OUTSIDE:

To the front of the property is a block paved parking space with path leading to the front door. To the immediate rear of the property is a composite decked seating area leading to the main garden which is laid to gravel which then gives access to a barked area with various shrubs. The garden is enclosed by fencing and hedging to provide a degree of privacy.



COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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 taking the right hand turning into Eign Road. Take the first turning on the left hand side into Clive Street and Foxglove Court will be found on the left hand side.

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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.

15th April 2025
ID40460

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.

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.

