



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



48 Stanberrow Road, Redhill, Hereford, HR2 7NE

'Located to the south of the City in the established Redhill district a mature semi-detached home which has been the subject of an extensive schedule of upgrading and improvement works. Centrally heated and double glazed it includes sitting room, kitchen/dining room and three bedrooms'

£235,000 (Freehold)

48 Stanberrow Road, Redhill, Hereford, HR2 7NE

LOCATION

Stanberrow Road is located in the Redhill district which lies just over one mile south of central Hereford. The locality has a range of amenities 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

48 Stanberrow Road is a semi detached home which has been the subject of an extensive schedule of refitting and upgrading works. The property is immaculately presented and offers a hall, sitting room, a fitted kitchen/breakfast room, lean-to conservatory with three bedrooms, which are well proportioned, and a bathroom on the first floor. The property has a driveway, front garden area and at the rear there is a further garden area with a family bar and covered seating area off decking which provides an appealing outdoor entertaining area.

ON THE GROUND FLOOR:

Reception Hall

2.21m (7'3) x 1.91m (6'3)

Approached via a double glazed door and there is an under-stair cupboard, low level storage recess, radiator, feature tiled floor which continues through to the kitchen/dining room and with an oak door through to:

The Living Room

4.17m (13'8) x 3.4m (11'2)

With a double glazed window to the front with vertical blind, radiator and television point.



The Kitchen/Dining Room

5.89m (19'4) x 2.57m (8'5)

Beautifully appointed and with sunken ceiling lights and an extensive range of shaker style soft close base cupboard and drawer units with wood effect working surfaces over, feature tiled surrounds and matching eye level cabinets (in one of which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water). Two further cupboards house the fridge and freezer units, built-in electric oven with a microwave unit over, four ring gas hob with cooker hood above, recess with plumbing for washing machine and a stainless steel 1½ bowl sink unit with drainer and mixer tap. Double glazed windows to two aspects and with a pair of double doors to the:

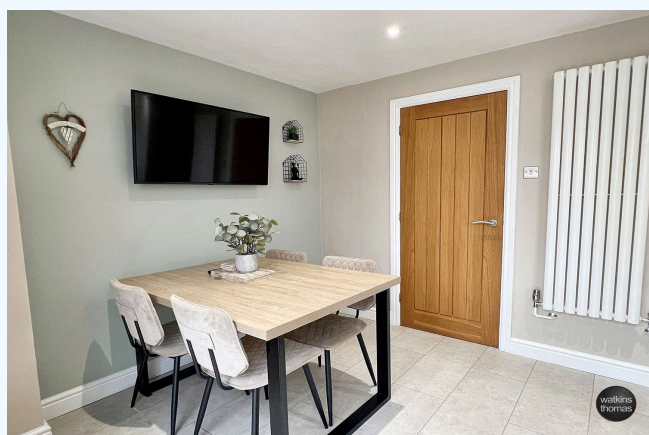
48 Stanberrow Road, Redhill, Hereford, HR2 7NE



Conservatory/Store Room

2.92m (9'7") x 2.67m (8'9")

With double glazed windows, a pair of double glazed French doors to the rear with triplex roof over and tiled floor.



48 Stanberrow Road, Redhill, Hereford, HR2 7NE

ON THE FIRST FLOOR:

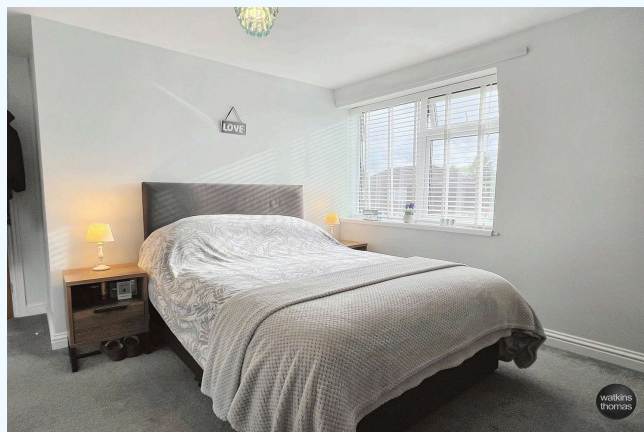
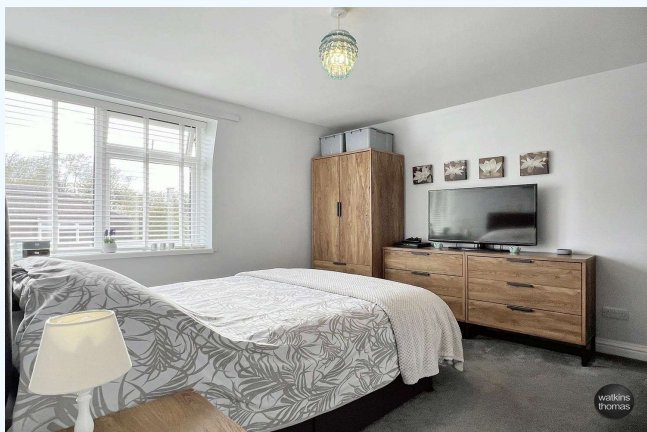
Landing

With access hatch to loft space and oak doors to:

Bedroom 1

3.45m (11'4") x 3.3m (10'10") (plus door recess)

With a double glazed window with venetian blind to the front. Radiator.



Bedroom 2

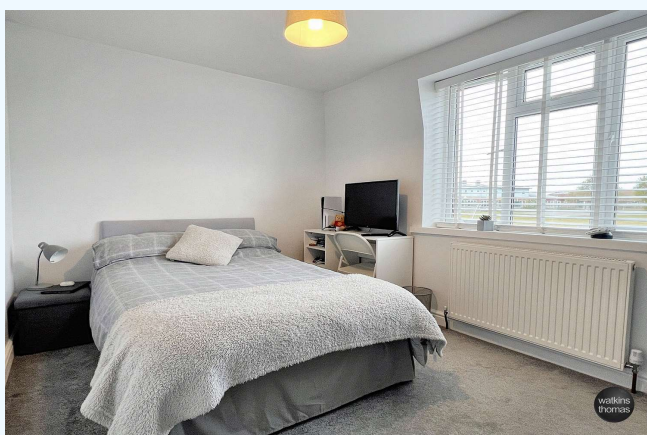
3.66m (12'0") x 2.57m (8'5") (plus door recess)

With a double glazed window with venetian blind to the rear with playing fields beyond. Radiator.

Bedroom 3

2.64m (8'8") x 2.36m (7'9") (including head of stairs)

With a raised bed base with cupboards below and double glazed window with venetian blind to the front. Radiator.



48 Stanberrow Road, Redhill, Hereford, HR2 7NE

Bathroom

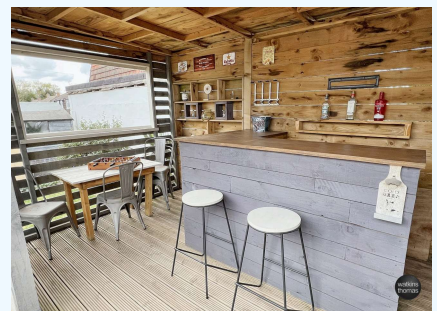
2.26m (7'5) x 1.65m (5'5)

Beautifully appointed with white suite comprising bath with electric shower unit over, vanity wash basin with mixer tap and low level wc. Brick effect tiled walls, fitted mirror, ladder type radiator, double glazed window to the rear with venetian blind and tiled floor.



OUTSIDE:

The property has a concrete driveway which runs to a parking space. At the front of the property there is a square stoned garden area with planted border and a privet hedge behind a low brick wall. At the side of the property there is an outside. Towards the end of the driveway there is a gate which provides a means of access to the rear garden in which there is a paved patio area, a concrete hardstanding area and a coloured stone pathway leads through shaped lawns, which have borders, to a decked area comprising a covered seating area and a bar room (8' x 12'3).



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.

48 Stanberrow Road, Redhill, Hereford, HR2 7NE

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road turning left into Walnut Tree Avenue. Take the first right into Home Lane, continue along Home Lane taking the third right into Stanberrow Road. Continue along Stanberrow Road and 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.

22nd April 2025

ID40375

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 C. 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 | | 84 B |
| 69-80 | C | 70 C | |
| 55-68 | 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

48 Stanberrow Road, Redhill, Hereford, HR2 7NE

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.

