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17 Peregrine Close, Putson, Hereford, HR2 6BS

'Situated to the south of Hereford City in a peaceful cul-de-sac position a three bedroom, semi detached, family home with recently fitted kitchen, gas central heated system, the added benefit of off road parking and good size enclosed rear garden'

NO ONWARD CHAIN

£215,000 (Freehold)

Residential Sales and Lettings

17 Peregrine Close, Putson, Hereford, HR2 6BS

LOCATION

The property is located to the south of Hereford City in the popular residential location of Putson. In the area are a range of amenities including chip shop, Co-Operative supermarket, Tesco Express and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with education establishments.

DESCRIPTION

The subject property has had the benefit of upgrading works including a modern central heating system and re-wiring and also the fitting of a modern kitchen and shower room. The property also has the added benefit of double glazing (except the front door), off road parking and a good size enclosed garden. The accommodation comprises entrance hall, sitting room, kitchen, dining room, first floor landing with three bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Side aspect double glazed entrance door leading to the entrance hall with side aspect glazed door and glazed windows either side, panelled radiator, smoke alarm stairs to the first floor, vinyl flooring, door to the sitting room and kitchen/dining room.

Sitting Room

5m (16'5) (maximum) x 4.62m (15'2) (maximum)

With front aspect double glazed window, panelled radiator, gas fire with tiled surround, hearth and mantel over, television aerial point, under-stairs storage cupboard and glazed door to the kitchen/dining room.



Kitchen/Dining Room

4.6m (15'1) x 2.95m (9'8)

With two rear aspect double glazed windows, a range of units comprising stainless steel 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for cooker, plumbing and space for washing machine, space for upright fridge freezer, space for dining table, panelled radiator, vinyl flooring and rear aspect double glazed door giving access to the garden.



ON THE FIRST FLOOR:

Landing

With panelled radiator, smoke alarm, access hatch to loft space, doors to bedrooms and shower room.

Bedroom 1

4.6m (15'1) x 2.97m (9'9)

With rear aspect double glazed window and panelled radiator.

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Bedroom 2

3.05m (10'0) (maximum) x 2.54m (8'4) (maximum)

With front aspect double glazed window, panelled radiator, exposed floor boards and cupboard housing the Worcester gas central heating boiler and control panel.



Bedroom 3

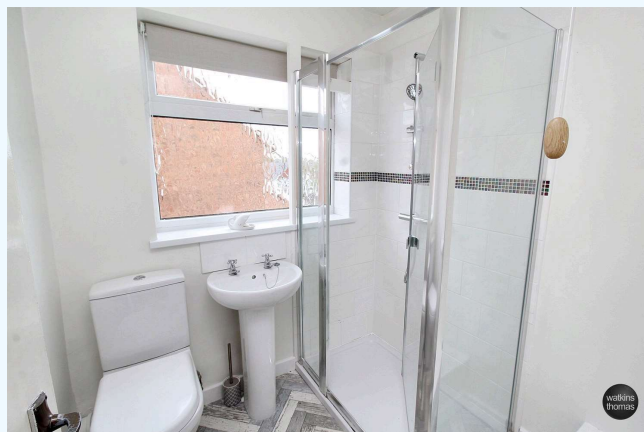
3.07m (10'1) x 1.96m (6'5) (maximum)

With front aspect double glazed window, panelled radiator and exposed floor boards.

Shower Room

2.01m (6'7) (maximum) x 1.8m (5'11)

With side aspect double glazed window, suite comprising shower cubicle with glass door, thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, heated towel rail, partially tiled wall surround, extractor fan and vinyl flooring.



OUTSIDE:

To the front of the property is a tarmac driveway giving access to the: Out-Building - with double doors. To the front of the property is a lawn garden which is enclosed by fencing and walling to provide a degree of privacy.

A side access gate and path continue to the rear of the property where there is a good sized lawn garden and patio area. The garden is enclosed by fencing to provide a degree of privacy.

COUNCIL TAX BAND C

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.

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DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road and on reaching the traffic lights turn left onto the Holme Lacy Road. Continue to the mini roundabout and take the second exit continuing along Holme Lacy Road. Take the left hand turning into Hinton Road, continue along Hinton Road to the mini roundabout taking the second exit. Continue and turn right into Peregrine Close where the property is located on the left hand side as indicated by the agents for sale board.

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

ID40498

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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 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		86 B
69-80	C	72 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

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.