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### **10 Franks Avenue, Putson, Hereford, HR2 6HZ**

*'Situated to the south of Hereford City in a well established residential location a well presented end of terrace home with electric heating, double glazing, enclosed rear garden and two allocated parking space'*

**£177,500 (Freehold)**



## 10 Franks Avenue, Putson, Hereford, HR2 6HZ

### LOCATION

The property is located to the south of Hereford City in the well established Putson district. In the area are a range of amenities including Co-Operative, Tesco Express, post office, chip shop, public house 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 well presented three bedroom end of terrace home with the added benefit of double glazing, electric heating, enclosed rear garden and two allocation parking spaces. The property comprises entrance hall, cloakroom, sitting room, kitchen/dining room, first floor landing with access to three bedrooms and bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

A glazed panelled entrance door leading to the entrance hall with wall mounted electric heater, stairs to the first floor, smoke alarm, door to the kitchen and sitting room.

##### Sitting Room

3.61m (11'10") x 3.48m (11'5")

With front aspect double glazed window, laminated flooring and access to the dining area.



##### Dining Area

3.48m (11'5") x 2.9m (9'6")

With rear aspect double glazed window, laminated flooring, double glazed door to the garden and access to the kitchen.





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### Kitchen

2.97m (9'9) x 2.9m (9'6)

With rear aspect double glazed window. A range of units comprising a stainless sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over, plumbing and space for washing machine, space for tumble dryer and laminate flooring.



### Cloakroom

With front aspect double glazed window with low flush wc, wash hand basin, storage cupboard and vinyl flooring.

### ON THE FIRST FLOOR:

### Landing

With night storage heater, airing cupboard housing the hot water tank, doors to bedrooms and bathroom.

### Bedroom 1

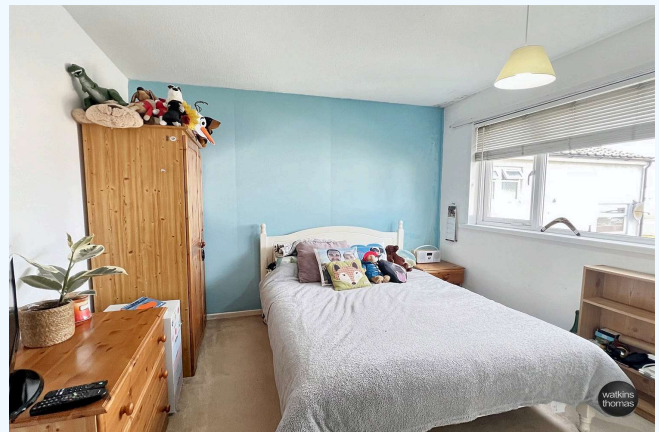
3.53m (11'7) x 3.51m (11'6)

With rear aspect double glazed window, built-in double wardrobe and wall mounted electric heater.

### Bedroom 2

3.51m (11'6) x 3m (9'10)

With front aspect double glazed window, built-in double wardrobe and wall mounted electric heater.



### Bedroom 3

2.92m (9'7) x 2.87m (9'5)

With rear aspect double glazed window, built-in wardrobe, access hatch to loft space and night storage heater.



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### Bathroom

With front aspect double glazed window with suite comprising panel enclosed bath with electric shower over, pedestal mounted wash hand basin, low flush wc, partially tiled wall surround and tiled flooring.



### OUTSIDE:

To the front of the property is a lawn area with path leading to the front door.

To the immediate rear of the property is a patio giving access to the main garden which is laid to lawn. There are various shrub borders and the garden also has the added benefit of a brick storage shed. The garden is enclosed by fencing and walling to provide a degree of privacy with a useful rear access gate. There are two allocated parking spaces.



### 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.

### Agents Note

The construction is Reema concrete. For further information please contact Watkins Thomas.

### SERVICES

It is understood that mains electricity, 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 the Ross Road and on reaching the traffic lights at St Martins Church turn left onto Holme Lacy Road. Continue along Holme Lacy Road to the roundabout and take the second exit continuing along Holme Lacy Road. Take the next turning right into Winston Road and first left into Manor Road. Continue to the T-junction and turn right into Franks Avenue where the property is located on the left hand side.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

1st April 2025

ID40357

### 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 F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	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

## 10 Franks Avenue, Putson, Hereford, HR2 6HZ

### 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.

