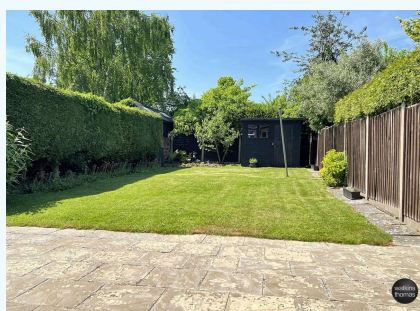




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## 12 Longworth Road, Hampton Dene, Hereford, HR1 1SP

*'A three bedroom semi detached dormer residence located at the end of a cul-de-sac in a favoured residential district. Deep frontage offering excellent parking, garage and long rear garden'*

**£295,000 (Freehold)**

**Residential Sales and Lettings**

## 12 Longworth Road, Hampton Dene, Hereford, HR1 1SP

### LOCATION

Longworth Road is a residential cul-de-sac set off Wellington Place within the popular and well served Hampton Dene district which lies to the east of the City Centre.

In the locality there are amenities including churches, schools, local shops and a public house. The property is easily accessible to amenity areas including The Quarry.

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

12 Longworth Road is an established semi detached dormer style residence which is set behind its own deep frontage which offers excellent off road parking facilities. The property also has a garage. At the rear there is a long garden. This home is centrally heated and double glazed and on the ground floor offers a porch, hall, sitting room, kitchen/breakfast room, conservatory, master bedroom and shower room with a landing and two further bedrooms, one of which has a separate wc on the first floor. The conservatory overlooks the rear garden and this home in more detail offers:

#### ON THE GROUND FLOOR:

##### Entrance Porch

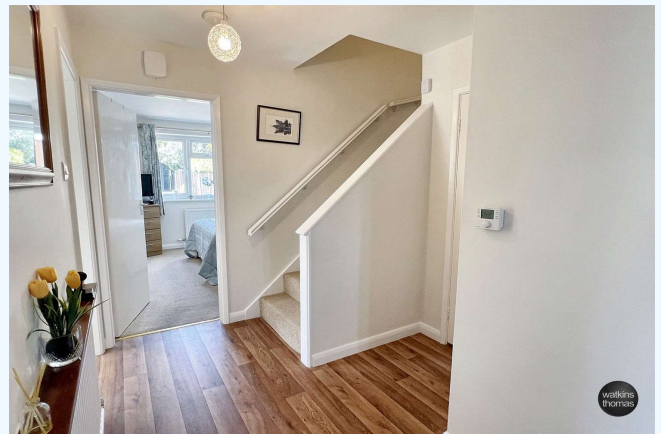
1.85m (6'1") x 2.59m (8'6") (lengthening to 9'3")

Approached through a double glazed door and with double glazed windows with triplex roof over, tiled floor and door to:

##### Reception Hall

4.39m (14'5") x 1.35m (4'5") (plus recess)

With a return stairway off, door to under-stairs storage cupboard, wall mounted thermostat, radiator with shelf over and with wood grain effect flooring and doors to the kitchen/breakfast room, bedroom, bathroom and



##### The Sitting Room

4.17m (13'8") x 3.68m (12'1")

With a double glazed window to the front with vertical blinds, double glazed window to the side, coving to ceiling, oak fire surround with marble inset and hearth and living flame gas fire. Radiator.



## 12 Longworth Road, Hampton Dene, Hereford, HR1 1SP



### Kitchen/Breakfast Room

3.66m (12'0) x 3.3m (10'10) (widening to 14')

With a double glazed window to the side, a pair of double glazed doors to the conservatory, window to the conservatory and with fitted base cupboard and drawer units with working surface over, tiled surrounds and matching eye level cabinets. Breakfast bar area, integrated fridge, electric oven and gas hob with cooker hood over. 1½ bowl sink unit with drainer and mixer tap and recess with plumbing for washing machine. Radiator, sunken ceiling lights and with an opening to a recess in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water.



## 12 Longworth Road, Hampton Dene, Hereford, HR1 1SP



### The Conservatory

3.96m (13'0) x 2.16m (7'1)

With double glazed elevations with triplex roof over and having a pair of double glazed French doors which open to and overlook the rear garden. Wall light point.



### Bedroom 1

3.28m (10'9) x 3.05m (10')

With a double glazed window overlooking the rear garden. Radiator.



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## 12 Longworth Road, Hampton Dene, Hereford, HR1 1SP

### The Shower Room

2.44m (8'0) x 1.55m (5'1)

With shower cubicle having thermostatically controlled shower unit, low level wc and vanity wash basin with mixer tap and cupboards below. Shower boarded walls, sunken ceiling lights, double glazed window and ladder type radiator.



### ON THE FIRST FLOOR:

#### Landing

3.71m (12'2) x 1.52m (5')

With door to eaves storage cupboard, further cupboard with shelving and a pair of doors to a double wardrobe cupboard with hanging rail. Doors then open to:

#### Bedroom 2

4.27m (14'0) x 3.05m (10')

With a double glazed window, radiator and door to:

#### Cloakroom

With low level wc and wash basin. Tiled walls, extractor unit and wood grain effect flooring.

#### Bedroom 3

3.18m (10'5) x 2.03m (6'8) (widening to 10'3)

With a double glazed dormer window to the rear, radiator and door to wardrobe cupboard with hanging rail.



## 12 Longworth Road, Hampton Dene, Hereford, HR1 1SP

### OUTSIDE:

The property has the benefit of a large drive/parking area which runs to the DETACHED GARAGE (16'10 X 8'4) which has an up and over door to the front, personal door to the side, electric light and power points.

A private gate at the side of the property opens to a pathway with an outside light and tap. The path continues to the rear of the property which enjoys a fine south westerly aspect. Immediately to the rear of the property there is a wide paved patio area which runs to a beautifully maintained lawn which has deep well stocked borders. There is also a garden store and a corner flower border. The rear garden is approximately 60 feet long.



### 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.

### DIRECTIONAL NOTE

From central Hereford proceed along St Owen Street and follow through into Ledbury Road. At the traffic lights by the Tupsley Cross turn right into Church Road. Continue to the roundabout and take the third exit into Hampton Dene Road. Continue along Hampton Dene Road and take the right hand turning into Wellington Place and then turn left into Longworth Road where Number 12 will be identified at the end of the cul-de-sac and on the right 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](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).

**28th May 2025**

ID40698

## 12 Longworth Road, Hampton Dene, Hereford, HR1 1SP

### 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		85 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

## 12 Longworth Road, Hampton Dene, Hereford, HR1 1SP

### 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.

