



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## 16 Tillington Road, Hereford, HR4 9QJ

*'Situated to the north of Hereford City a well presented, three bedroom detached bungalow, with gas central heating, double glazing, garage, off road parking and good size gardens'*

**£365,000 (Freehold)**

## 16 Tillington Road, Hereford, HR4 9QJ

### LOCATION

The property is located to the north of Hereford City in the popular Three Elms district. In the area is a Co-Op Supermarket and 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, detached bungalow, with the added benefit of gas central heating, double glazing, off road parking, enclosed gardens and garage. The accommodation comprises entrance hall giving access to an inner hall, sitting/dining room, kitchen, three bedrooms and bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

With front aspect double glazed entrance door, panelled radiator, oak flooring, storage cupboard, smoke alarm, thermostat for central heating and access to:

##### Inner Hallway

With hatch to loft space which has been boarded with a pull down ladder and doors to bedrooms, bathroom and kitchen.

##### Sitting Room/Dining Room

6.93m (22'9) x 3.63m (11'11) (maximum)

With front aspect double glazed window, two panelled radiators, wood burning stove, oak flooring, space for dining table, rear aspect double glazed French doors with side windows, overlooking and opening to the rear garden and access to the:



##### Kitchen

3.3m (10'10) x 2.13m (7')

With rear aspect double glazed window, a range of units comprising 1½ bowl stainless steel sink unit, work surfaces, splash back, base units under with matching wall units, gas hob with cooker hood over, integrated electric double oven, integrated fridge and freezer, integrated slimline dishwasher, integrated washing machine, built-in bin, vinyl flooring, door to the inner hallway and rear aspect double glazed door to the garden.





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### Bedroom 1

3.66m (12'0) x 3.63m (11'11)

With front aspect double glazed window and panelled radiator.

### Bedroom 2

3.66m (12'0) (maximum) x 2.57m (8'5)

With front aspect double glazed window, panelled radiator and built-in wardrobe.



### Bedroom 3

3.18m (10'5) x 2.67m (8'9)

With rear aspect double glazed window and panelled radiator.

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### Bathroom

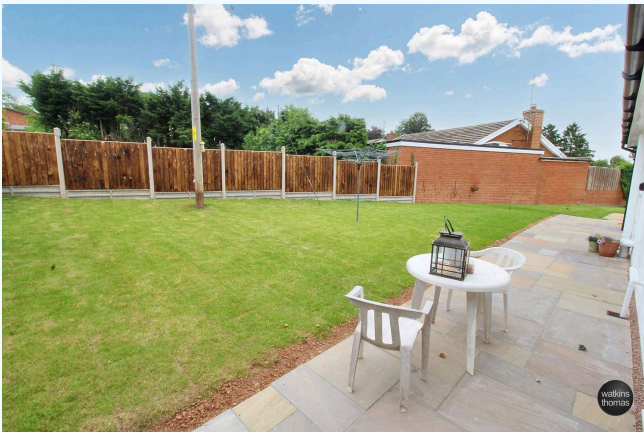
2.13m (7'0) x 2.11m (6'11)

With rear aspect double glazed window, suite comprising panel enclosed bath with thermostatically controlled shower over with rainwater shower head, pedestal mounted wash hand basin, low flush wc, heated towel rail, partial tiled splash back and shower board surround, inset spot lights and vinyl flooring.



### OUTSIDE:

To the front of the property is a lawn garden with tarmac and gravel driveway giving access to the parking area and GARAGE (16'2 x 8'2) with up and over door, power and lighting and side aspect upvc door to the garden. To the side of the property is a lawn garden area enclosed by hedging and fencing. To the immediate rear of the property is a patio area giving access to the main garden which is laid to lawn. The property also has outside lighting and is enclosed by hedging and fencing to provide a degree of privacy.



### COUNCIL TAX BAND D

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.

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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### DIRECTIONAL NOTE

Proceed out of Hereford along Whitecross Road. On reaching the roundabout take the third exit onto Three Elms Road. Continue along the Three Elms Road until reaching the Three Elms public house, turn left onto Tillington Road where the property is located 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).

11th June 2025

ID40668

### 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 D. 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		82 B
69-80	C		
55-68	D	67 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

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### 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.

