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**20 Elgar Avenue, Hampton Park, Hereford, HR1 1TY**

*'Located in a cul-de-sac, in the sought after Hampton Park district, an extended home which now offers five bedroom accommodation which is in need of general upgrading and refitting'*

**£400,000 (Freehold)**

**Residential Sales and Lettings**



## 20 Elgar Avenue, Hampton Park, Hereford, HR1 1TY

### LOCATION

Elgar Avenue is set off Old Eign Hill in the Hampton Dene/Hampton Park residential districts which lie conveniently to the east of central Hereford. In the locality there are a range of amenities including educational establishments for which the district is sought 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

20 Elgar Avenue is a detached house which has been extended to now offer five bedroom accommodation. The property is in need of refitting and upgrading and has a good size south facing garden. A central heating system is installed, windows are double glazed and the accommodation in more detail currently comprises:

#### ON THE GROUND FLOOR:

##### Enclosed Entrance Porch

2.49m (8'2) x 1.04m (3'5)

With double glazed upper elevations with triplex roof over and approached through a double glazed door and with a multi-pane door to the:

##### Reception Hall

2.87m (9'5) x 2.74m (9') (maximum)

With stairway off, windows to the front, oak flooring, radiator, door to dining area and door to the:

##### Cloakroom

1.52m (5'0) x 1.12m (3'8)

With a low level wc and wash basin with tiled courses over.

##### The Dining Room

3.25m (10'8) x 2.87m (9'5)

With a double glazed window overlooking the rear garden, coved ceiling, radiator, door to kitchen and door to the:



##### Living Room

5.99m (19'8) x 3.25m (10'8)

With a picture double glazed window to the front, double glazed windows with double glazed French door opening to and overlooking the rear garden, coved ceiling, radiators and styled fireplace with open grate.





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### The Kitchen

3.84m (12'7) x 3.25m (10'8)

With double glazed windows to the rear and with wood fronted base cupboards with working surfaces over, part tiled walls and eye level cabinets together with a tall storage cupboard. Recess for electric cooker with cooker hood over, recess for washing machine, counter top dishwasher and a single drainer sink unit with mixer tap. Recess with floor mounted gas fired boiler. Radiator and door to side porch.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to roof space, airing cupboard with insulated hot water cylinder and with doors to the inner landing and:

#### Bedroom 1

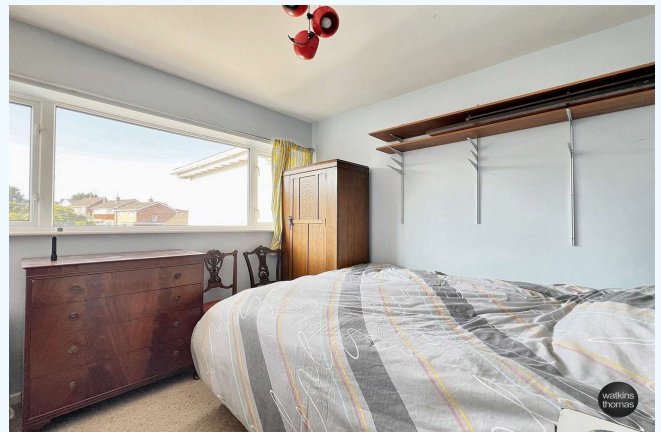
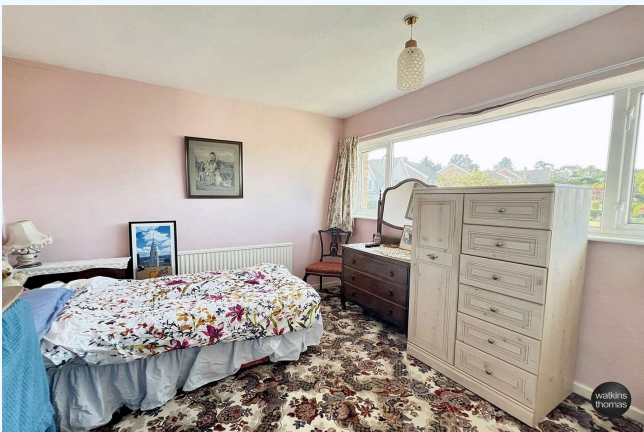
3.3m (10'10) x 3.12m (10'3)

With a double glazed window to the front, radiator and double cupboard with cabinets over.

#### Bedroom 2

2.92m (9'7) x 2.79m (9'2)

With a double glazed window to the front, radiator and door to an over-stair storage cupboard with hanging rail.



#### Bedroom 3

2.74m (9'0) x 2.57m (8'5)

With a double glazed window to the rear. Radiator.





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### Bathroom

1.83m (6'0) x 1.63m (5'4) (7'0 maximum)

With white suite comprising bath with electric shower over, pedestal wash basin and low level wc. Double glazed window, part tiled surrounds and heated towel rail.



### Inner Landing

With door to bedroom 4.

### Bedroom 4

5.44m (17'10) x 2.26m (7'5) (narrowing to 6'5)

With two distinct areas and having double glazed windows overlooking the rear garden. Radiator.



### Bedroom 5

5.18m (17'0) x 2.49m (8'2) (widening to 9'2)

With a double glazed window to the front. Radiator.

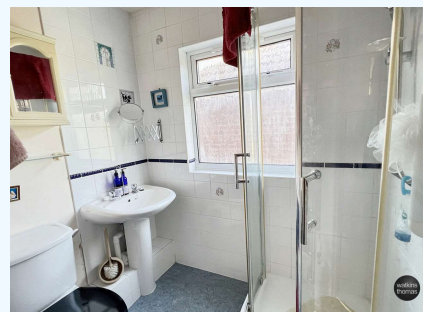


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### Shower Room

1.75m (5'9) x 1.55m (5'1)

With corner shower with electric shower unit (installed September 2024), pedestal wash basin and low level wc. Double glazed window and heated towel rail.



### OUTSIDE:

The property has the benefit of a double car width brick pavior driveway which runs to the INTEGRAL GARAGE (15' x 9'1) which has an up and over door at the front. At the front of the property there is a garden area which is approximately rectangular behind an evergreen hedge. A pathway at the side of the property leads to the rear garden which is extensive and comprises a patio area, section of lawn, there are numerous mature trees providing the area with good cover and privacy. The lower end of the garden is uncultivated at the present time. The garden backs onto a field which is currently utilised as agricultural land.

### 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. The property also benefit from a solar hot water system. 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. Continue along Ledbury Road and at the roundabout by The Rose and Crown take the exit into Hafod Road. Proceed up and over the summit of Hafod Road, turn left into Old Eign Hill and then turn right into Elgar Avenue. Number 20 will be identified 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).

**25th June 2025**

ID40701

### 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.

### 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.