



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)



### 48 Hinton Avenue, Hereford, HR2 6AW

*'Situated to the south of Hereford City in a well established location a three bedroom semi detached family home with off road parking, shortened garage which is a useful storage area with office to the rear and enclosed front and rear gardens'*

**£240,000 (Freehold)**

**Residential Sales and Lettings**



## 48 Hinton Avenue, Hereford, HR2 6AW

### LOCATION

The property is located to the south of Hereford City in the well established residential Hinton area. In the area are a range of amenities including a Co-Op and Tesco Express as well as fish and chip shop and Premier Convenience Store. 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 three bedroom semi detached family home with gas central heating, double glazing (where specified), off road parking and enclosed front and rear gardens. The accommodation comprises entrance porch, entrance hall, sitting room, kitchen/dining room, rear porch, utility, office, shower room, first floor landing with three bedrooms and bathroom and a shortened garage providing useful storage space. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Porch

Front aspect double glazed French doors give access to the entrance porch with front and side aspect double glazed windows, built-in cupboards, engineered oak flooring and glazed door to the entrance hall.

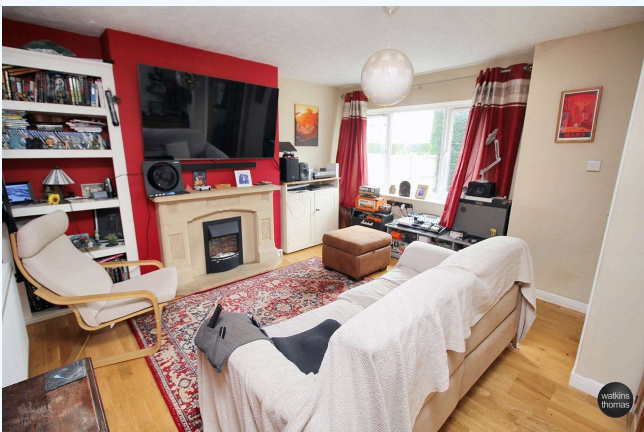
##### Entrance Hall

With stairs to the first floor and glazed door to the sitting room.

##### Sitting Room

4.22m (13'10") (maximum) x 4.19m (13'9") (maximum)

With front aspect double glazed window, panelled radiator, engineered oak flooring, television point, electric fire with decorative surround, engineered oak flooring, under-stairs storage cupboard and door to the kitchen/dining room.



##### Kitchen/Dining Room

5.16m (16'11") x 2.62m (8'7")

With a rear aspect window and side aspect double glazed window. A range of units comprising 1½ bowl sink drainer unit, work surfaces, splash back, base units under with matching wall units, range cooker, American style fridge freezer, dishwasher, space for dining table, under-stairs storage cupboard, inset spot lights, tiled flooring, door to the rear porch and door to inner hallway.



## 48 Hinton Avenue, Hereford, HR2 6AW



### Inner Hallway

Giving access to the office.

### Office

2.54m (8'4) (minimum) x 2.21m (7'3) (maximum - irregular shaped room)  
With rear aspect window, work surface and door to shower room.

### Shower Room

With low flush wc, shower cubicle with electric shower, tiled wall surround and extractor fan.

### Rear Porch

2.62m (8'7) x 1.6m (5'3)

With rear and side aspect double glazed windows, panelled radiator, base units with work surface over, side aspect double glazed door giving access to the garden, laminated flooring and access to the utility room.

### Utility Room

2.08m (6'10) x 1.63m (5'4)

With rear aspect double glazed window, stainless steel sink drainer unit with work surface, a range of wall and base mounted units, laminated flooring, panelled radiator, plumbing and space for washing machine and wall mounted gas central heating boiler.





## 48 Hinton Avenue, Hereford, HR2 6AW

### ON THE FIRST FLOOR:

#### Landing

With side aspect double glazed window, access hatch to loft space and doors to bedrooms and bathroom.

#### Bedroom 1

3.25m (10'8) x 2.79m (9'2)

With front aspect double glazed window and panelled radiator.

#### Bedroom 2

3.61m (11'10) x 2.59m (8'6)

With rear aspect double glazed window, panelled radiator, laminated flooring and airing cupboard.



#### Bedroom 3

2.62m (8'7) x 2.49m (8'2)

With rear aspect double glazed window and panelled radiator.

#### Bathroom

2.9m (9'6) (maximum) x 2.24m (7'4)

With front aspect double glazed window, suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, vanity wash hand basin, partial shower boarding, heated towel rail, extractor fan and vinyl flooring.



## 48 Hinton Avenue, Hereford, HR2 6AW

### OUTSIDE:

To the front of the property double gates give access to the driveway which in turn gives access to the shortened garage with up and over door which is used as a storage area. A gate gives access to the front garden where there is a patio area leading to a lawned garden which is enclosed by hedging and fencing to provide a degree of privacy. A side gate gives access to the rear garden where there is a hard-standing area ideal for a rotary washing line with raised, decked seating area and is enclosed by fencing to provide a degree of privacy.



### COUNCIL TAX BAND B

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 .

### DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road, on reaching the traffic lights turn left onto Holme Lacy Road and take the second left into Hinton Avenue. The property will be located on the left 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**

ID40804

48 Hinton Avenue, Hereford, HR2 6AW

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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 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



## 48 Hinton Avenue, Hereford, HR2 6AW

### 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.

