



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



8 Oatfield Close, Three Elms, Hereford, HR4 0RP

'Situated to the north west of Hereford City in the popular Three Elms district a well presented three/four bedroom semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden'

£335,000 (Freehold)

8 Oatfield Close, Three Elms, Hereford, HR4 0RP

LOCATION

The property is situated to the north west of Hereford City in the sought after residential location of Three Elms. In the area are a range of amenities including local shops, church and public house. 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/four bedroom detached family home with the added benefit of gas central heating, double glazing, off road parking, car port and enclosed rear garden. The accommodation comprises entrance hall, dining room, sitting room, kitchen, downstairs shower room, bedroom 4/office, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

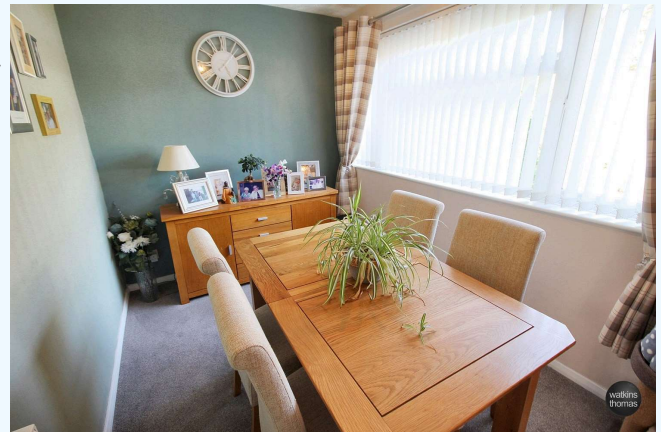
Entrance Hall

A side access entrance door gives access to the entrance hall with front aspect double glazed window, stairs to the first floor, panelled radiator and access to the dining room.

Dining Room

3.25m (10'8) x 2.26m (7'5)

With front aspect double glazed window, panelled radiator and space for dining table.



Sitting Room

4.55m (14'11) x 3.51m (11'6) (maximum)

With wall mounted living flame gas fire, panelled radiator, two wall lights and double glazed patio door giving access to the rear garden.



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Kitchen

3.28m (10'9) x 3m (9'10)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for upright fridge freezer, integrated electric oven and gas hob with cooker hood over. Panelled radiator, laminated flooring and side aspect double glazed door giving access to the car port.



Inner Hall

With door to bedroom 4/office and door to the shower room.

Shower Room

With shower cubicle with electric Mira shower, low flush wc, wash hand basin with tiled splash back, heated towel rail, partially tiled wall surround, extractor fan, shaver point and vinyl flooring.

Bedroom 4/Office

3.05m (10'0) x 2.26m (7'5)

With front aspect double glazed window, panelled radiator and telephone point.



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ON THE FIRST FLOOR:

Landing

With access to bedrooms and bathroom.

Bedroom 1

3.56m (11'8") (to the wardrobe) x 3.02m (9'11")

With rear aspect double glazed window, built-in wardrobe with sliding doors, two wall lights and panelled radiator.

Bedroom 2

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

With rear aspect double glazed window and panelled radiator.



Bedroom 3

3.25m (10'8") x 2.74m (9')

With front aspect double glazed window and panelled radiator.

Shower Room

2.49m (8'2") x 2.21m (7'3")

With two side aspect double glazed windows, double shower cubicle with thermostatically controlled shower and glass shower screen, low flush wc, vanity wash hand basin, fully tiled wall surround, heated towel rail, airing cupboard housing the Worcester gas central heating boiler and laminated flooring.



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OUTSIDE:

To the front of the property is a block paved parking area with double doors giving access to the CAR PORT. The car port gives access to the rear garden where there is a useful storage shed, patio area leading to the main garden which is laid to lawn with various shrub borders and a further storage shed. The property also has the benefit of an outside tap, lighting and is enclosed by 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.

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DIRECTIONAL NOTE

Proceed out of Hereford along Whitecross Road and on reaching the roundabout take the third exit onto Three Elms Road. Continue along Three Elms Road taking the second turning on the left hand side into Oatfield Close where the property is located on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.guildproperty.co.uk or www.onthemarket.com.

25th June 2025

ID29790

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.

