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1 Thirsk Avenue, Bobblestock, Hereford, HR4 9UE

'Occupying a corner plot on the maturing Bobblestock development, north west of the City Centre, a four bedroom, centrally heated and double glazed home, which has a driveway, garage and hard landscaped garden area'

£290,000 (Freehold)

Residential Sales and Lettings

1 Thirsk Avenue, Bobblestock, Hereford, HR4 9UE

LOCATION

Thirsk Avenue is located off Kempton Avenue on the edge of the Bobblestock development which is maturing and lies to the north west of central Hereford. The locality is served by a range of amenities including a supermarket, public house and city bus services. 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

1 Thirsk Avenue is a mature detached house which has the benefit of a gas fired central heating system and double glazed windows. The property would now benefit from some refitting and upgrading works and in more detail comprises:

ON THE GROUND FLOOR:

Reception Hall

1.73m (5'8) x 2.21m (7'3) (plus recesses)

Approached via a door with double glazed panels and with adjacent double glazed windows and double glazed windows at the side, coving to ceiling, stairway off, radiator, wall mounted thermostat and with a pair of doors to the sitting room, door to kitchen and door to:

Cloakroom

1.63m (5'4) x .91m (3'0)

With low level wc and wash basin with tiled courses over. Double glazed window.

The Sitting Room

4.88m (16'0) x 4.65m (15'3) (maximum)

With a pair of double glazed French doors opening to and overlooking the rear garden and further double glazed window. Coving to ceiling, two radiators, door to under-stair storage cupboard and with a pair of doors to the:



Dining Room

3.05m (10'0) x 2.77m (9'1)

With a double glazed window to the rear, coving to ceiling and radiator. Second door to:

The Kitchen

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

With a double glazed window to the front and double glazed door to the side. Wood grain effect fronted base cupboard units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets. Stainless steel sink unit with mixer tap, recess for appliance, recess for oven with hood over and wall mounted gas fired boiler.



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ON THE FIRST FLOOR:

Landing

With access hatch to loft space and doors to:

Bedroom 1

3.61m (11'10") x 3.45m (11'4")

With a double glazed window to the front, a pair of wall lights, radiator, fitted mirror with cabinets over and a shower recess with shower cubicle with tiled walls, thermostatically controlled shower unit and wash basin. Double glazed window.

Bedroom 2

3.3m (10'10") x 3.05m (10')

With a double glazed window to the front, radiator, central heating and domestic hot water control clock, hot water cylinder and built-in wardrobe cupboard with storage shelves.



Bedroom 3

2.74m (9'0") x 2.29m (7'6")

With a double glazed window overlooking the rear garden. Radiator and double cupboard with hanging rail and storage shelving.

Bedroom 4

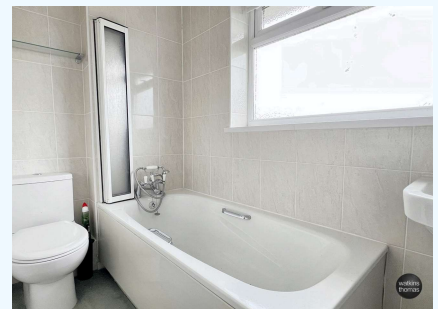
2.46m (8'1") x 2.36m (7'9")

With a double glazed window to the rear, radiator and shelves.

Bathroom

1.37m (4'6") x 2.29m (7'6") (lengthening to 8'1")

With modern suite comprising bath with shower attachment to taps, low level wc and pedestal wash basin with mixer tap. Tiled walls, double glazed window and ladder type radiator.



OUTSIDE:

The property has the benefit of a tarmac drive which leads to a pull-in area and ATTACHED GARAGE ().

At the front of the property there is a hard landscaped garden area with picket type fencing between brick pillars. A side gate opens to a paved yard which continues to a garden store. The rear garden is extensively hard landscaped and has a lean-to greenhouse and steps down to a hard landscaped garden area which has a wide variety of established shrubs.

Agents Note

A lease has been granted for solar panels on the roof of the subject property.

COUNCIL TAX BAND C

Payable to Herefordshire Council

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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 west along Whitecross Road and at the roundabout take the third exit into Three Elms Road. Continue towards the outskirts of the city and then take the right hand turning into Grandstand Road, enter Sandown Drive and then turn left into Kempton Avenue. Proceed along Kempton Avenue and take the left hand turning into Thirsk Avenue where Number 1 is the first property on the left 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 or www.onthemarket.com.

11th June 2025

ID37917

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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 B. 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	83 B	88 B
69-80	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.

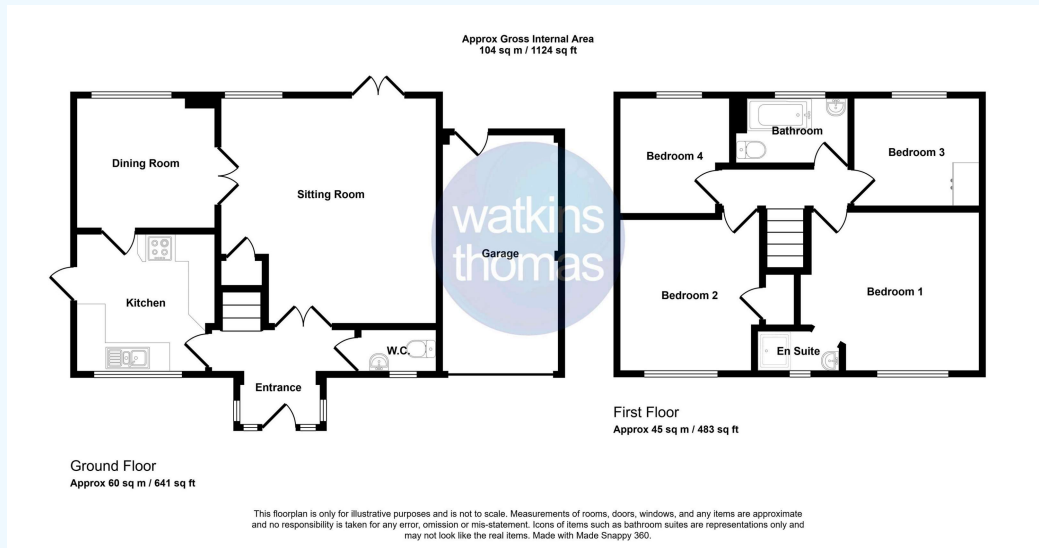
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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.



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