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51 Walnut Tree Avenue, Hereford, HR2 7JU

'Situated to the south of Hereford City, a superbly presented 3 bedroom detached bungalow, with gas central heating, double glazing, driveway, enclosed rear garden with garage and SOLAR PANELS'

£350,000 (Freehold)

Residential Sales and Lettings

51 Walnut Tree Avenue, Hereford, HR2 7JU

LOCATION

The property is located to the south of Hereford City within close proximity to the City Centre. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishment and both bus and railway stations.

DESCRIPTION

The subject property is a superbly presented and extended 3 bedroom detached bungalow, which has been the subject of a schedule of improvements. The property has the added benefit of gas central heating, double glazing, modern kitchen and shower room, driveway, enclosed rear garden with garage and solar panels. The property comprises entrance porch, entrance hall, sitting room with Bifold doors to the garden, modern kitchen/dining room, 3 double bedrooms and shower room. In more details the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With front aspect double glazed French doors with tiled flooring and double glazed door to the entrance hall.

Entrance Hall

With panelled radiator, picture rail, smoke alarm, PIV ventilation system, laminated flooring, doors to bedrooms, shower room and sitting room.

Sitting Room

4.65m (15'3) x 3.48m (11'5)

With two panelled radiators, laminated flooring, picture rail, television point, glazed door to the kitchen/diner and Bifold doors opening to and overlooking the rear garden with fitted blinds.



Kitchen/Dining Room

6.3m (20'8) x 3.33m (10'11) (maximum)

With side and rear aspect double glazed window with fitted blinds, a range of units comprising 1½ bowl stainless steel sink unit, work surfaces, splash back, a range of wall and base mounted units, integrated fridge/freezer, integrated dishwasher, plumbing and space for washing machine, space for tumble dryer, integrated electric oven, induction hob with cooker hood over, smoke alarm, panelled radiator, space for table, wall mounted electric radiator and side aspect double glazed door to the rear garden.



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Bedroom 1

4.32m (14'2) (maximum into bay) x 3.33m (10'11)

With front aspect double glazed bay window with fitted blinds, two panelled radiators, laminated flooring with picture rail.



Bedroom 2

4.32m (14'2) (maximum into bay) x 3.35m (11')

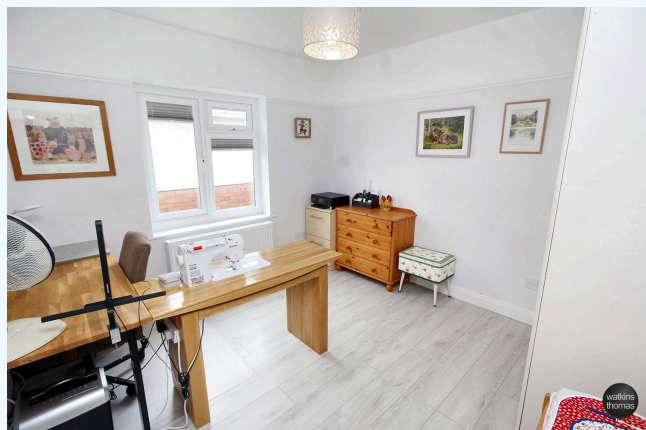
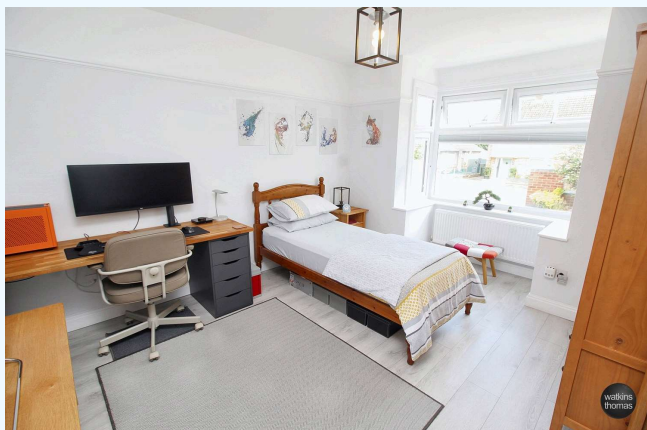
With front aspect double glazed bay window with fitted blinds, two panelled radiators, laminated flooring and picture rail.

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Bedroom 3

3.33m (10'11) x 3.18m (10'5)

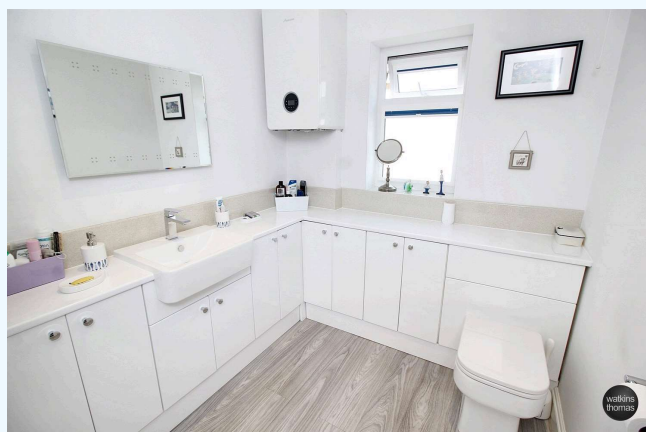
With side aspect double glazed window with fitted blinds, panelled radiator, picture rail and laminated flooring.



Shower Room

3.33m (10'11) x 1.93m (6'4)

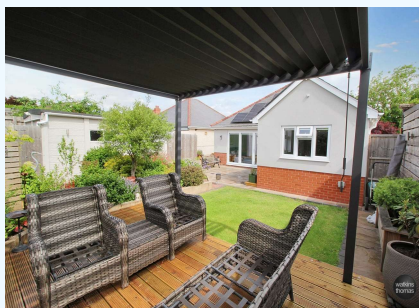
With side aspect double glazed window with fitted blinds, a range of units comprising double shower cubicle with thermostatically controlled shower with rainwater shower head and control button on the outside of the shower, low flush wc, vanity wash hand basin, a range of base mounted units, heated towel rail, shaver point, toothbrush charger, extractor fan, inset spot lights and wall mounted gas central heating boiler.



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OUTSIDE:

To the front of the property is a block paved driveway and parking area with shrub borders and is enclosed by fencing and walling with metal railings to provide a degree of privacy. A side gate and path give access to the rear garden where there is a detached concrete panel garage with up and over door, power and lighting. To the immediate rear of the property is a patio leading to a lawn area with step to a raised decked area with pergola which is available via separate negotiation. There is a raised shrub border and the garden 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 the Ross Road. At the traffic lights turn right onto Walnut Tree Avenue where the property is 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

14th June 2025

ID40914

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	60 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.

