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48 Green Lane, Kingstone, Herefordshire, HR2 9EX

'Situated to the south of Hereford City in the popular village of Kingstone, a well presented, three bedroom, mid terraced family home with the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden'

£245,000 (Freehold)

Residential Sales and Lettings

48 Green Lane, Kingstone, Herefordshire, HR2 9EX

LOCATION

Green Lane is an established road comprising a mix of properties located within the well served village of Kingstone. The busy community has a church, community hall, primary and secondary schools, doctors surgery 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 bedroom mid terraced family home, with off road parking, enclosed rear garden, gas central heating and double glazing. The accommodation comprises entrance porch, entrance hall, sitting room, kitchen/dining room, utility and cloakroom, first floor landing with access to three bedrooms and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A double glazed panelled entrance door leads to the entrance porch with vinyl flooring and double glazed panelled entrance door leading to the entrance hall.

Entrance Hall

With front aspect double glazed window, panelled radiator, laminated flooring, stairs to the first floor, door to the sitting room and kitchen/dining room.

Sitting Room

4.88m (16'0) x 3.28m (10'9)

With front and rear aspect double glazed windows, laminated flooring and panelled radiator.



Kitchen/Dining Room

3.91m (12'10) x 3.61m (11'10)

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, integrated electric double oven and four ring gas hob with cooker hood over. Space for upright fridge freezer, space for under counter fridge or freezer, panelled radiator, space for dining table, tiled flooring and access to the utility and cloakroom.



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Utility Room

1.8m (5'11) x .81m (2'8)

With front aspect double glazed window, plumbing and space for washing machine, work surface, tiled flooring and access to the wc.

Cloakroom

With low flush wc, vanity wash hand basin, panelled radiator, cupboard housing the gas central heating boiler and tiled flooring.

ON THE FIRST FLOOR:

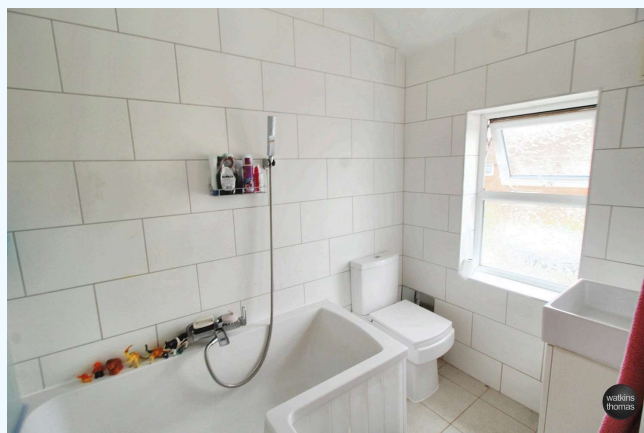
Landing

With front aspect double glazed window, thermostat for central heating and doors to bedrooms and bathroom.

Bedroom 1

4.06m (13'4) (maximum) x 3.23m (10'7)

With rear aspect double glazed window, panelled radiator, a range of built-in shelving and hanging rails and access hatch to loft space.



Bedroom 2

3.66m (12'0) (maximum) x 2.18m (7'2) (maximum L-shaped room)

With front aspect double glazed window, panelled radiator, a range of built-in shelving and hanging rail.

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Bedroom 3

2.62m (8'7") x 2.39m (7'10")

With rear aspect double glazed window, panelled radiator, access to the storage area with rear aspect double glazed window, built-in shelving with hanging rail.



Bathroom

2.24m (7'4") x 1.57m (5'2")

With front aspect double glazed window with suite comprising panel enclosed L-shaped bath with mixer tap and shower attachment, thermostatically controlled shower over with rainwater shower head, low flush wc, vanity wash hand basin, heated towel rail, extractor fan, fully tiled wall surround and tiled flooring.

OUTSIDE:

To the front of the property is a dropped kerb with parking area giving access to the front door. To the immediate rear of the property is a patio area with steps leading to the main garden which is laid to lawn. There is a gravel seating area, storage shed and the garden is enclosed by fencing to provide a degree of privacy.



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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

From central Hereford proceed initially south west on the A465 Abergavenny Road and take the right hand turning sign posted Clehonger and Kingstone. Continue for around two miles into the village of Clehonger and turn left sign posted Kingstone. After approximately two miles, on reaching the village of Kingstone, take the first left hand turning. Proceed along the road and past the church and turn right into Green Lane where the property is located on the left hand side as indicated by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA 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.

23rd August 2025

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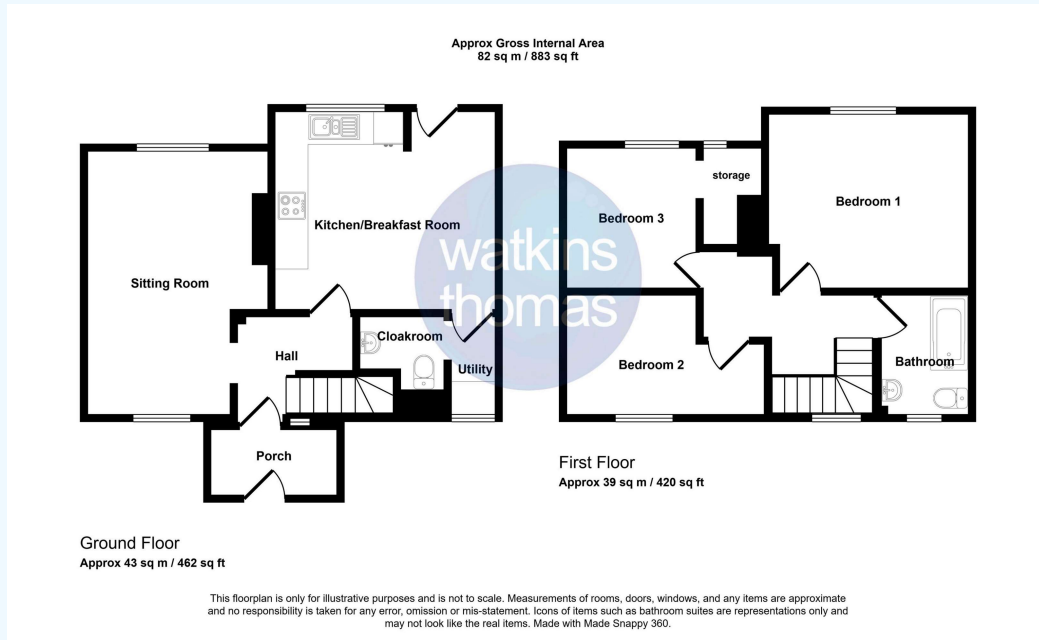
ENERGY PERFORMANCE CERTIFICATE

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.

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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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