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345 Kings Acre Road, Kings Acre, Hereford, HR4 0SL

'Set in the Kings Acre district, about two miles west of central Hereford, a period, extended four bedroom, detached house which is centrally heated, double glazed and has the benefit of a double garage block together with southerly facing gardens'

£425,000 (Freehold)

Residential Sales and Lettings

345 Kings Acre Road, Kings Acre, Hereford, HR4 0SL

LOCATION

The subject property is located on the south side of Kings Acre Road about two miles west of the City Centre. Within the locality there are a range of amenities with 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

345 Kings Acre Road is an individual detached house which has an extension at the rear very much in-keeping with the original style of this residence. The property is centrally heated and double glazed and offers hall, two reception rooms with a kitchen/breakfast room on the ground floor and on the first floor there are four bedrooms (one of which has an en-suite shower room) and family bathroom. The property has a driveway which leads to the rear where there is a double detached garage block and an established garden which enjoys a southerly aspect. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With modern composite door with double glazed upper panel to:

The Reception Hall

With outer and inner areas, the outer having two double glazed windows, a mat-well and an arch opens to an inner area with a stairway off, section of exposed brickwork, radiator and with two doors to the dining room/study, door to kitchen and door to:



The Living Room

5.66m (18'7) x 3.71m (12'2)

With a ceiling height of approximately 8'4 and with coving, double glazed windows to the side and a double glazed patio door with adjacent double glazed windows opening to and overlooking the south facing patio area. Substantial brick fireplace with brick hearth. Two radiators and numerous wall light points.



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The Study/Dining Room

4.62m (15'2") x 3.66m (12')

With a double glazed window to the front, coved ceiling, exposed floor boards, period polished timber fire surround with tiled inset and hearth. Floor to ceiling built-in corner cupboards with shelving. Radiator.



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The Kitchen

4.47m (14'8) x 2.87m (9'5)

With double glazed windows to two aspects and having fitted base cupboard and drawer units with wood block working surfaces over and high level cabinets. Ceramic floor tiles, radiator and a 1½ bowl sink unit with drainer and mixer tap, recess for cooker, recess for fridge and recess for dishwasher. Door to:



The Rear Porch/Utility Room

2.77m (9'1) x 1.63m (5'4)

With double glazed elevations off a masonry base and with a double glazed door to the rear, ceramic floor tiles, plumbing for washing machine and wall mounted gas fired boiler.

ON THE FIRST FLOOR:

Landing

3.05m (10'0) x 2.44m (8') (maximum including recesses)

Velux type roof light and with stripped historic doors with latch fittings to:



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Bedroom 1

3.96m (13'0) x 3.56m (11'8)

With double glazed windows to two aspects, radiator, door to airing cupboard with insulated hot water cylinder and central heating and domestic hot water control clock. Original stripped door to:

The En-Suite Shower Room

2.97m (9'9) x .94m (3'1)

With velux type roof light and having a tiled shower cubicle with electric shower unit, pedestal wash basin and low level wc. Part painted boarded walls, radiator and ceramic floor tiles.



Bedroom 2

3.66m (12'0) x 3.07m (10'1)

With feature arched double glazed window to the side, radiator and a deep over-stair cupboard with hanging rail.

Bedroom 3

3.48m (11'5) x 2.54m (8'4)

With a double glazed window to the side, wood laminate flooring, radiator and door to wardrobe cupboard with cabinet over.



Bedroom 4

2.95m (9'8) x 2.39m (7'10)

With a double glazed window to the side, radiator and recess with deep storage cupboard with hanging rails and shelving together with cabinet over.

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Bathroom

2.49m (8'2") x 1.24m (4'1") (widening to 5'6")

With velux type roof light and white suite comprising bath with electric shower over, low level wc and vanity wash basin with mixer tap. Part timber clad walls, ceramic floor tiles and ladder type radiator.



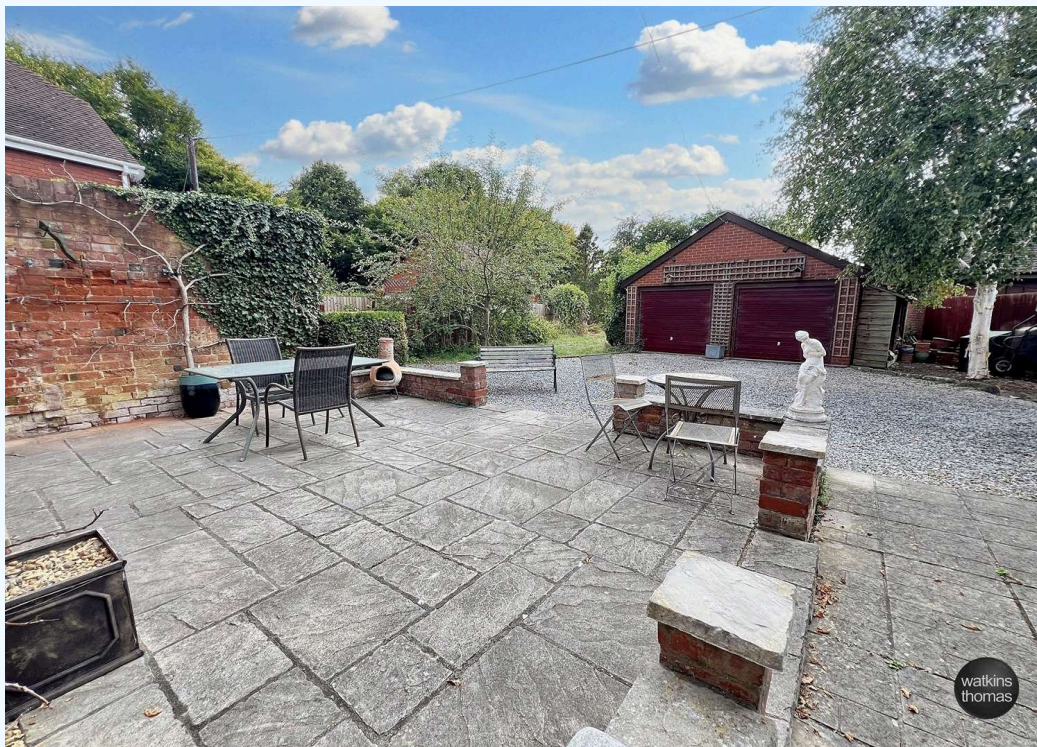
OUTSIDE:

The property at the front is approached over a driveway over which others have a right of way to each side and a drive continues at the side of the residence to the rear garden through a five bar wooden gate which runs to the rear parking area and the DETACHED DOUBLE GARAGE (18' x 17') with a pair of doors at the front and this area is now dry-lined to provide an OFFICE/STUDIO AREA.

Immediately to the rear of the property there is a paved patio area/sun terrace with brick surround having coping stones over, a second paved area and there are established beds and borders behind edging. In the rear garden there is a Silver Birch and numerous other mature trees and Apple Trees. To the side of the garage there is a lawn which continues into the rear garden which enjoys a fine south westerly aspect.



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COUNCIL TAX BAND E

Payable to Herefordshire Council

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 for the length of Whitecross Road and at the roundabout take the second exit into Kings Acre Road. Continue for about one mile and the subject property will be identified on the left hand side by the agents for sale board.

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.

22nd August 2025

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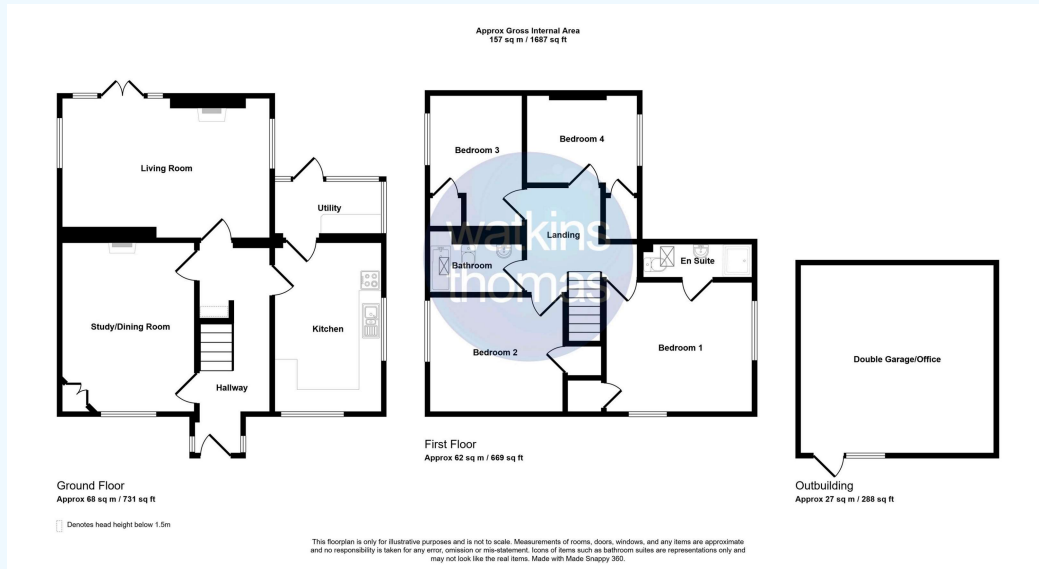
ENERGY PERFORMANCE CERTIFICATE

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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