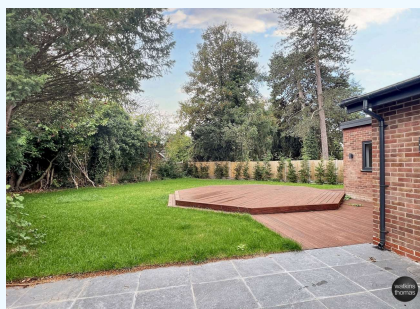
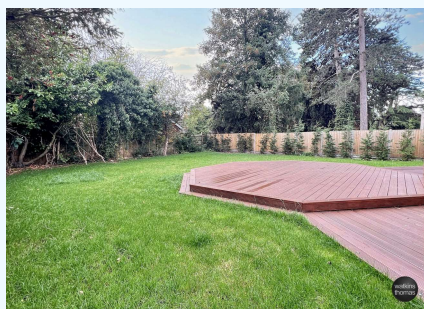




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**20 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH**

*'Occupying a choice corner plot in an exclusive cul-de-sac a wonderfully extended, detached home which now offers an exceptional level of five bedroom accommodation appointed to the highest standard'*

**£625,000 (Freehold)**

**Residential Sales and Lettings**

## 20 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH

### LOCATION

Ainslie Close is a residential cul-de-sac located off Overbury Road, off Aylestone Hill, about one mile north of central Hereford. The area is served by some amenities, higher educational establishments are available close-by and 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

20 Ainslie Close is a detached 1960's house which has been the subject of a recent total schedule of refitting and upgrading works which has resulted in the provision of an exceptional extended home. The accommodation briefly comprises hall, a large open plan family living room, a well appointed kitchen which opens through to a unique dining area/garden room. There is also a utility and cloakroom with five bedrooms a bathroom and a shower room on the first floor. A central heating system is installed, windows are double glazed, decorations are of a good standard and there are attractive doors throughout with fitted carpets on the first floor and wood grain herringbone style flooring throughout the ground floor. Chrome door handles are fitted, the property is well appointed in terms of chrome light fittings and throughout the bedroom accommodation, there are hard wired television points and internet points. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### L-Shaped Reception Hall

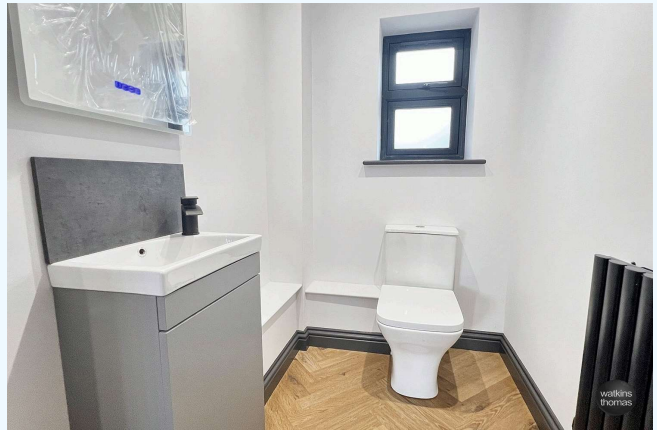
4.62m (15'2) x 4.47m (14'8) (maximum)

Approached through a composite door with double glazed upper panels with adjacent double glazed lights, stairway off with wood finished hand rail and newel posts with glass panel to the first floor, sunken ceiling lights, two vertical contemporary style radiators and with painted door architraves and skirting boards to doors which open to the garage, kitchen, sitting room and:

#### Cloakroom

1.65m (5'5) x 1.27m (4'2)

With white suite comprising low level wc and vanity wash basin with mixer tap and tile over, extractor unit, sunken ceiling lights, radiator, double glazed window and continuation of feature flooring in Herringbone style with wood grain finish.



## 20 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH

### The Splendid Living Room

6.83m (22'5) x 5.31m (17'5)

With double glazed bi-fold doors across the rear elevation, double glazed windows to two aspects, further double glazed French door, four rows of sunken ceiling lights, three contemporary style radiators, electrical units and with herringbone style wood grain flooring throughout.



## 20 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH

### The Kitchen/Breakfast Room

5.28m (17'4) x 2.9m (9'6)

With two double glazed windows to the front, sunken ceiling lights and fitted with soft close base cupboard and drawer units with composite working surface over and upstand, Quartz 1½ bowl sink unit with drainer and mixer tap, recess with fitted dishwasher, space for cooker with hood over, built-in bin unit and with a door to the walk through hall and door to the:



### Utility Room

2.77m (9'1) x 1.7m (5'7)

With a double glazed window to the front, double glazed door to the side and with matching base cupboard units with soft close doors, a tall storage cupboard with soft close door, composite working surface with a Quartz 1½ bowl sink unit with drainer and mixer tap. High level matching cabinet, sunken ceiling lights, contemporary style radiator and with a continuation of the herringbone flooring.

### Walk Through Hall

1.83m (6'0) x 1.52m (5'0)

With sunken ceiling lights and matching deep kitchen units comprising two double cupboards with fitted shelves and built-in fridge and freezer units. From this area an opening leads into the dining/garden room.

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## 20 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH

### Dining/Garden Room

5.54m (18'2) x 3m (9'10)

A beautifully conceived space with a row of three roof lights, three double glazed windows to the side and with a pair of French doors opening to and overlooking the rear garden. Sunken ceiling lights, two vertical radiators, high level electrical points and with a continuation of the herringbone flooring.



### ON THE FIRST FLOOR:

#### Landing

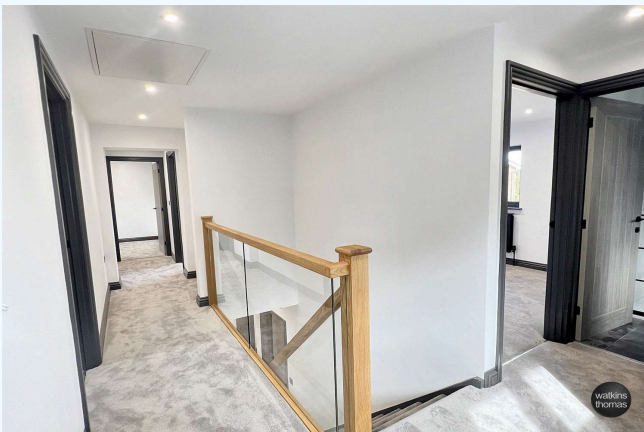
7.37m (24'2) x 1.96m (6'5) (maximum)

Approached over a stairway with oak hand rail and posts with glass panels, sunken ceiling lights, access to roof space, double glazed window to the side and radiator. Attractive doors with a wood grain effect finish then open to:

#### Bedroom 1

3.53m (11'7) x 2.95m (9'8)

With a double glazed window to the front, sunken ceiling lights, high level electrical fittings and with a 3'8 x 2'7 recess.



#### Bedroom 2

3.38m (11'1) x 2.29m (7'6)

With a double glazed window to the rear, sunken ceiling lights, radiator and television and internet points at high level.

## 20 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH

### Bedroom 3

3.4m (11'2) x 2.95m (9'8)

With a double glazed window to the rear, sunken ceiling lights, radiator and bank of television and internet points at high level.



### Bedroom 4

2.74m (9'0) x 2.16m (7'1) (plus door recess)

With a double glazed window to the rear, sunken ceiling lights, radiator and television and internet points at high level.

### Bedroom 5

1.24m (4'1) x 2.49m (8'2)

With a double glazed window to the front, sunken ceiling lights, radiator and bank of television and internet points at high level.



### Bathroom

2.01m (6'7) x 1.68m (5'6)

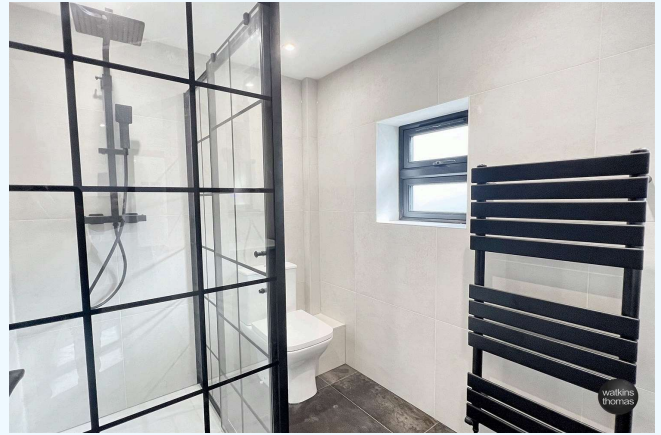
With fully tiled walls, sunken ceiling lights and white suite comprising bath with mixer tap and a twin headed thermostatically controlled shower head over. Low level wc and vanity style wash basin with drawers below and mixer tap together, mirror over with light fittings. Vertical radiator, double glazed window and tiled floor.

### Shower Room

1.65m (5'5) x 1.96m (6'5) (9'4 maximum)

With fully tiled walls, sunken ceiling lights, two double glazed windows and having suite comprising wide shower tray with shower well and twin headed thermostatically controlled shower unit over, low level wc and wash basin with cupboards below and mixer tap. Mirror with light fittings, radiator and tiled floor.

## 20 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH



### OUTSIDE:

The property has the benefit of a large tarmac driveway which leads to the INTEGRAL GARAGE (16' x 20'3) with an electric roller door to the front, electric light and power points. A double glazed door to the rear and a door to the boiler cupboard in which is housed the hot water cylinder.

A gate to the right hand side of the residence opens to a garden area which has a wide pathway, outside lights and a triangular area of lawn. There is an hexagonal raised decked area with a lit pathway continuing around the rear of the residence to a further two level decked area. At the left side of the residence there is a paved patio area. Beyond the decking there is a shaped lawn, outside lights and there is a second means of side access.



### 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.

## 20 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

From central Hereford proceed north along Commercial Road, enter Aylestone Hill and pass over its summit taking the first left hand turning sign posted Overbury Road. Continue along Overbury Road, turn left into Ainslie Close and the subject property will be identified 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

16th September 2025

ID41326

### 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 C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 79 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.

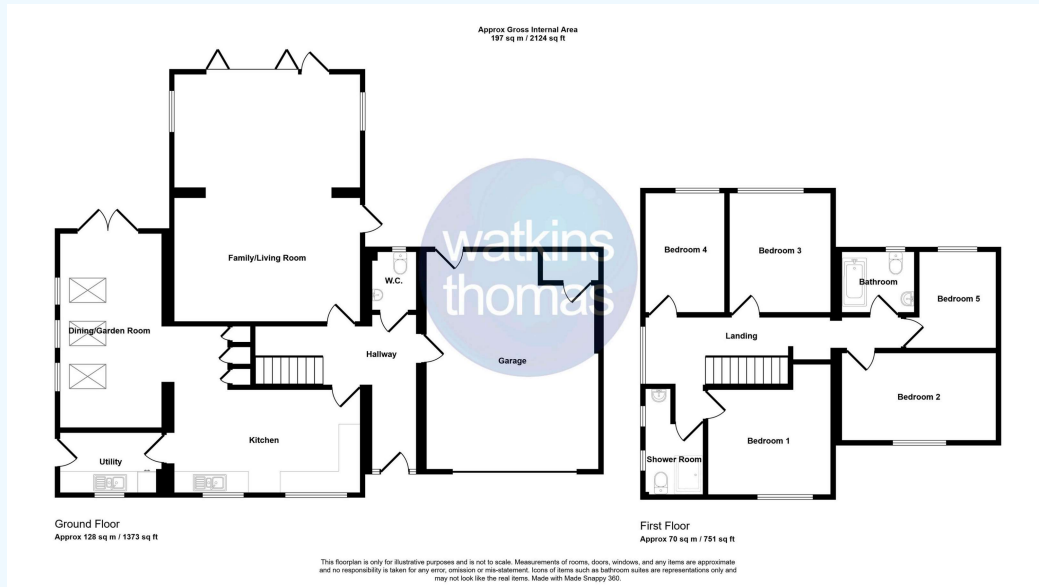
For properties in England and Wales:

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

## 20 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH

### 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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