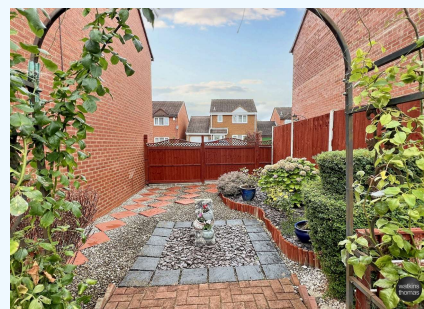




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40 Cleeve Orchard, Holmer, Hereford, HR1 1LF

Located to the north of central Hereford off Roman Road, an established and very well presented three bedroom detached home with conservatory and utility room together with three bedrooms and bathroom. The property has the benefit of a wide established plot and double driveway, garage and comparatively large garden.

£385,000 (Freehold)

Residential Sales and Lettings

40 Cleeve Orchard, Holmer, Hereford, HR1 1LF

LOCATION

Cleeve Orchard is located off Roman Road about one mile north of central Hereford. Number 40 fronts a cul de sac off the main part of Cleeve Orchard.

The property is close to local amenities including a leisure spa centre, local shop and city bus service. 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

40 Cleeve Orchard is an established detached house which is immaculately presented throughout and is provided with central heating and double glazing. On the ground floor there is a hall, sitting room and dining room with a conservatory at the rear which overlooks the established private garden. The kitchen is fitted and there is also a utility room with a double glazed door to the outside and a cloak room. On the first floor there are three bedrooms and a bathroom.

40 Cleeve Orchard occupies an unusually wide plot and has the benefit of two driveways and garage. The gardens are established and in more detail the property comprises;

ON THE GROUND FLOOR:

Reception Hall

1.98m (6'6") x 1.45m (4'9")

With stairway off, coving, radiator and approached through a composite door with feature glass, double glazed upper panels and with a six panel door to the;

Sitting Room

4.27m (14'1") x 3.99m (13'1")

With a double glazed window to the front with vertical blind, coved ceiling, wall light points, radiator, feature raised electric fire, door with glazed upper panel to the dining room and panel door to an under-stair cupboard with light and fitted shelf.



Dining Room

3.05m (10'1") x 2.39m (7'10")

Coved and with radiator, six panel door to the kitchen, double glazed sliding patio door to the;



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Conservatory

2.9m (9'6") x 2.69m (8'10")

With double glazed elevations and a pair of french door to to and overlooking the garden with triplex roof over.



Kitchen

3m (9'10") x 2.49m (8'2")

With a double glazed window to the rear and having fitted base cupboards and drawer units with working surfaces over, tiled surrounds and matching eye level cabinets including glass fronted units. Recess for appliances, recess for plumbing for washing machine, built in oven with four ring gas hob over and cooker hood above together with a ceramic sink unit with drainer and mixer tap. Six panel door to the;



Utility Room

2.44m (8') x 2.74m (9') (including separate WC)

With fitted base cupboards with roll edge working surface over, tiled surrounds and matching eye level cabinets together with a floor mounted gas fired boiler which provides central heating and domestic hot water. Double glazed french door to the garden, radiator, door to garage and door to;

WC

Separate WC with white suite comprising low level WC and wall hung wash basin with tiled course over. Ladder type radiator and double glazed window.

ON THE FIRST FLOOR:

Landing

L shaped landing with access hatch to loft space and having six panel doors to the bedrooms, bathroom and the linen cupboard with shelves.

Bedroom 1

3.38m (11'1") x 3.05m (10')

With a double glazed window to the front, radiator and two double wardrobe cupboards with cabinets over the bed recess. Folding door to a recess wardrobe cupboard which is 4'3" by 2'10" with hanging rail and storage shelf.

Bedroom 2

3.1m (10'2") x 2.87m (9'5")

With a double glazed window overlooking the rear garden, wood laminate flooring and radiator.

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Bedroom 3

3.07m (10'1) x 2.13m (7')

With a double glazed window overlooking the rear garden. Radiator.



Bathroom

1.88m (6'2) x 1.57m (5'2) (plus door recess)

With extensively tiled walls and suite comprising bath with shower mixer tap attachment and screen, low level WC and vanity wash basin with cupboards below and mixer tap. Double glazed window and ladder type radiator.



OUTSIDE:

The property is unique in terms of its frontage in that the left hand side of the residence has a second dropped kerb to a brick paved hardstanding driveway with parking space and there is also a wide block paving driveway which leads to the GARAGE.



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Gardens

At the front of the property there is a shaped lawn with a brick edged border of shrubs and roses and there are further individual shrubs and roses. To the right hand side of the residence a gateway opens to the rear.

The rear garden is a particular attribute of this property in that it is wide compared to most in the locality. The garden area is extensively enclosed by a mix of close board panels and lap fencing between concrete posts. The side pathway opens to a paved patio area which runs to the conservatory. Beyond this there is an expanse of lawn bordered by shrubs and a further seating area. The property also has the benefit of a raised decked area with balustrade surround to the rear of which there is a slate garden and store.

At the side of the property there is a square slate bed with tiled surround beyond which there are pebbled borders and coloured paving stones. A wavy edge border runs to a raised slate bed which is interspersed with shrubs.



COUNCIL TAX BAND D

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](tel:01432272280) .

DIRECTIONAL NOTE

From central Hereford, proceed north along Edgar Street and then to Newtown Road. At the next roundabout, take the second exit into Holmer Road and on the outskirts of the City, take the third exit into Roman Road. Continue along Roman Road, turn left into Cleeve Orchard and then take the right hand turn following through 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](tel:01432272280) . 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.

17th September 2025

ID41390

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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.

An initial 14"6 was acquired to enable the property to have a wider rear garden which runs from back to front.

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.

