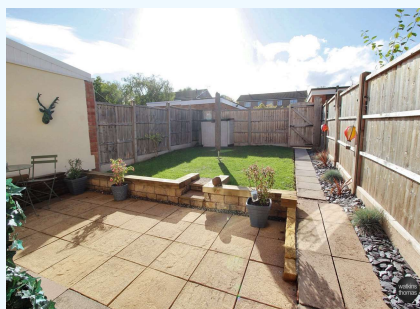




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### **38 Doncaster Avenue, Hereford, HR4 9TE**

*Situated to the north of Hereford City in the popular residential location of Bobblestock, a well presented two bedroom semi-detached home with gas central heating, double glazing, enclosed rear garden, off-road parking and garage.*

**£215,000 (Freehold)**

**Residential Sales and Lettings**



## 38 Doncaster Avenue, Hereford, HR4 9TE

### LOCATION

The property is situated to the north of Hereford in the popular residential location of Bobblestock where there is a range of amenities, including a supermarket 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 two bedroom semi-detached home with gas central heating, double glazing, enclosed rear garden, off-road parking and garage. The accommodation comprises entrance hall, sitting/dining room, kitchen, first floor landing with access to two double bedrooms and bathroom.

### ON THE GROUND FLOOR:

#### Entrance Hall

A side aspect double glazed entrance door leads to the entrance hall with stairs to the first floor, thermostat for central heating, panelled radiator, smoke alarm and door to the sitting room.

#### Sitting Room

5.46m (17'11") x 3.56m (11'8") (maximum)

With rear aspect double glazed French doors to the garden, panelled radiator, television point, smoke alarm and access to the;



## 38 Doncaster Avenue, Hereford, HR4 9TE

### Kitchen

3.56m (11'8) x 2.21m (7'3)

With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units. Plumbing and space for washing machine, space for fridge/freezer, space for cooker, space for tumble dryer and tiled flooring.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, panelled radiator, smoke alarm and doors to bedrooms and bathroom.

#### Bedroom 1

3.56m (11'8) x 2.97m (9'9)

With rear aspect double glazed window and panelled radiator.

#### Bedroom 2

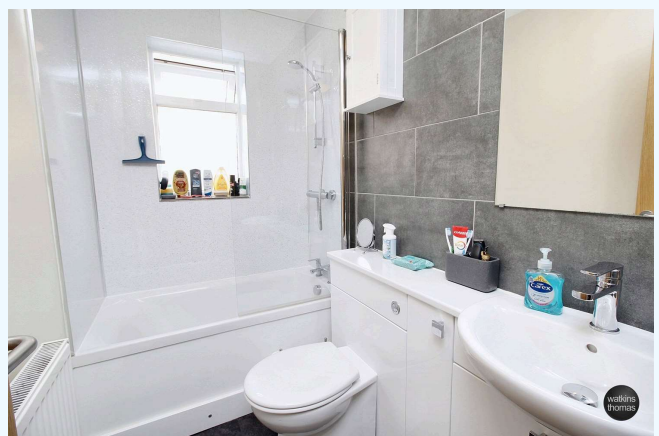
3.58m (11'9) x 2.21m (7'3)

With front aspect double glazed window, panelled radiator and cupboard housing the gas central heating boiler.



### Bathroom

With side aspect double glazed window, with suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower over. Partially tiled wall surround, vanity wash hand basin, low flush WC, shower boarding around the bath and tiled flooring.



### OUTSIDE:

To the front of the property is a slate garden enclosed by hedging with path leading to the side door. The side path continues to the rear garden where there is a gate giving access to the garden with a patio with steps leading to the main garden which is laid to lawn and is enclosed by fencing to provide a degree of privacy. A rear gate gives access to the parking space and GARAGE which has power, lighting and electric roller door.



## 38 Doncaster Avenue, Hereford, HR4 9TE

### COUNCIL TAX BAND B

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.

### Agents Note

The neighbouring property has a right of access across the parking space to gain access into their rear garden.

### 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

Proceed out of Hereford along the Whitecross Road. On reaching the roundabout, take the third exit onto Three Elms Road. Continue along Three Elms Road, passing Annettes Furniture World and take the right hand turn into Sandown Drive. Continue along Sandown Drive, turning left into Doncaster Avenue. Continue along Doncaster Avenue where the property is located on the right 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](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).

**19th September 2025**

ID41498

## 38 Doncaster Avenue, Hereford, HR4 9TE

### 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 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

## 38 Doncaster Avenue, Hereford, HR4 9TE

### 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.

