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**53 Mayne Avenue, Putson, Hereford, HR2 6HY**

*'Located to the south of Hereford City a well presented, three bedroom home with double glazing (where specified), electric heating, enclosed rear garden and allocated parking'*

**NO ONWARD CHAIN**

**£185,000 (Freehold)**

**Residential Sales and Lettings**

## 53 Mayne Avenue, Putson, Hereford, HR2 6HY

### LOCATION

The property is located to the south of Hereford City in the well established Putson district. In the area are a range of amenities 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

The subject property is a well presented, three bedroom, terraced home with electric heating, double glazing (where specified), having ample storage, enclosed rear garden and allocated parking space. The accommodation comprises entrance hall, cloakroom, sitting room, dining room, kitchen, first floor landing with access to three bedrooms and family bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Canopy Entrance Porch

With glazed door leading to the entrance hall.

##### Entrance Hall

With smoke alarm, stairs to the first floor, door to the sitting room, kitchen and cloakroom.

##### Cloakroom

With front aspect double glazed window, low flush wc, wash hand basin with tiled splash backs, laminated flooring and storage cupboard.

##### Sitting Room

3.58m (11'9) x 3.51m (11'6)

With front aspect double glazed window, wall mounted electric heater, wall mounted electric fire, television point and door to the dining room.

##### Dining Room

3.48m (11'5) x 2.92m (9'7)

With rear aspect double glazed window, wall mounted electric heater, storage cupboard, double glazed door to the rear garden and door to the kitchen.



##### Kitchen

2.92m (9'7) x 2.97m (9'9)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for cooker, pantry, wall mounted electric heater, vinyl flooring and extractor fan.





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### ON THE FIRST FLOOR:

#### Landing

With storage cupboard having access hatch to loft space, airing cupboard, wall mounted electric heater and doors to the bedrooms and bathroom.

#### Bedroom 1

3.56m (11'8) x 3.53m (11'7) (maximum)

With rear aspect double glazed window, built-in double wardrobe, wall mounted electric heater and television point.

#### Bedroom 2

3.53m (11'7) (maximum) x 2.97m (9'9)

With front aspect double glazed window, wall mounted electric heater, built-in double wardrobe with sliding doors.



#### Bedroom 3

3m (9'10) x 2.11m (6'11)

With rear aspect double glazed window, built-in wardrobe and wall mounted electric heater.

#### Bathroom

1.98m (6'6) x 1.73m (5'8)

With front aspect double glazed window, suite comprising panel enclosed bath with electric shower over, pedestal mounted wash hand basin, low flush wc, partially tiled wall surround, wall mounted dimplex heater and vinyl flooring.



### OUTSIDE:

To the front of the property is a lawned garden with shrubs and path giving access to the front door. To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn. There is a useful storage shed and the garden is enclosed by fencing to provide a degree of privacy with a useful rear access gate.

Located a short distance away is an allocated parking space.

#### Agents Note

The property is of Rema Concrete construction. For more information please ask a member of staff.

## 53 Mayne Avenue, Putson, Hereford, HR2 6HY

### Management Charge

There is a management charge of approximately £500 per annum (to be confirmed) for the maintenance of communal areas.

### 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

Proceed out of Hereford along the Ross Road. On reaching the traffic lights turn left onto the Holme Lacy Road. Continue to the mini roundabout and take the second exit continuing along Holme Lacy Road. Take the next turning on the right hand side into Winston Road, then take the second left into Manor Road. Continue to the T-junction and turn left into Mayne Avenue where the property is located via a walkway on the right hand side as indicated by the agents for sale board.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J 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) or [www.onthemarket.com](http://www.onthemarket.com).

**12th September 2025**

ID29772

## 53 Mayne Avenue, Putson, Hereford, HR2 6HY

### 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 D. 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		71 C
55-68	D	56 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

## 53 Mayne Avenue, Putson, Hereford, HR2 6HY

### 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.

