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31c Highmore Street, Hereford, HR4 9PG

Set at the end of its own drive off Highmore Street, a modern detached two bedroom bungalow with good size living room, fitted kitchen and shower room. There are surrounding garden areas and generous parking facilities.

£280,000 (Freehold)

Residential Sales and Lettings

31c Highmore Street, Hereford, HR4 9PG

LOCATION

Highmore Street is located in the established Westfields district which lies to the north west of central Hereford. The subject property is located back from the road as is approached over its own private driveway. The Westfields district is served by a range of amenities, particularly in Grandstand Road, a city bus service is available nearby 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

31c Highmore Street is a detached modern bungalow which offers centrally heated and double glazed accommodation arranged off a central entrance hall. There is a good size living area with fitted kitchen off. There are two bedrooms and a shower room. The property occupies a private situation and is set in its own site which provides a drive and parking area. There is a patio area and lawned areas together with a garden store and greenhouse.

ON THE GROUND FLOOR ONLY:

Porch with composite door to;

Reception Hall

3.86m (12'8) x 1.17m (3'10)

Approached through a composite door, with access hatch to loft space, wall mounted thermostat, radiator and having doors to the bedrooms, shower room and the open plan living room which in part comprises the;

Dining and Sitting Area

5.08m (16'8) x 1.32m (4'4)

With double glazed french doors and double glazed window opening to and overlooking the rear garden, two radiators and part with wood grain effect flooring which continues through to the;



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Kitchen

3.35m (11') x 2.16m (7'1)

With a double glazed window to the rear and having fitted base cupboards and drawer units with working surface over, painted tiled surrounds and eye level cabinets. Tall matching storage cupboards and a one and a half bowl sink with drainer and mixer tap. Concealed washing machine and electric oven with four ring gas hob over and cooker hood above. Concealed wall mounted gas fired boiler which provides central heating and domestic hot water.



Bedroom 1

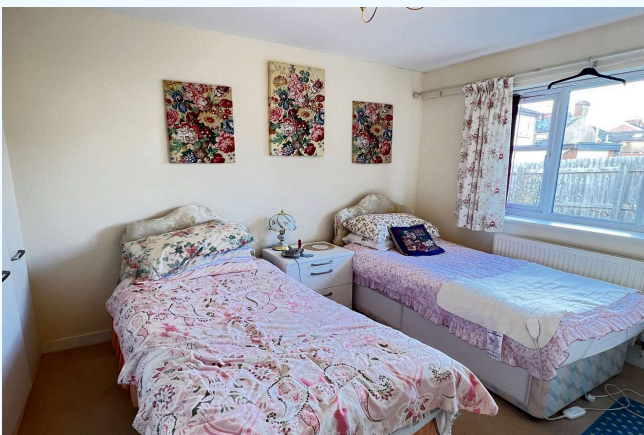
2.97m (9'9) x 3.23m (10'7) (12'7 to the rear of the wardrobes)

With a double glazed window to the front, radiator and along one wall there are three double wardrobe cupboards provided with hanging rails and storage shelving.

Bedroom 2

2.97m (9'9) x 2.16m (7'1) (8'11 to the rear of the wardrobes)

With a double glazed window to the front, radiator and along one wall there are three double wardrobe cupboards, the centre two doors are mirror fronted and all provided with hanging rails and storage shelving.



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The Shower Room

2.18m (7'2) x 1.88m (6'2)

With a wide shower cubicle with a thermostatically controlled shower unit, low level WC and pedestal wash basin with tiled over. Double glazed window, extractor unit and a ladder type radiator.



OUTSIDE:

From Highmore Street, a driveway leads to a pair of wrought iron gates which continue along a driveway which provides excellent parking facilities at the front of and to the side of the property. The property has a lawned garden area and planted borders, together with a further garden area with garden store. At the rear of the property there is a paved patio area, garden store and greenhouse.



COUNCIL TAX BAND C

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 the centre of Hereford, proceed west for the length of Whitecross Road. At the roundabout take the fourth exit into Yazor Road. At the end of Yazor Road, at the roundabout, turn left into Grandstand Road and then take the right hand turn into Highmore Street. Proceed along Highmore Street and just beyond Number 31 enter the driveway to 31c.

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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.

19th September 2025

ID41453

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 A.

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 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

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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