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### **19 Angela Close, Hampton Park, Hereford, HR1 1TZ**

*Situated to the north east of Hereford city, a two bedroom ground floor flat with gas central heating, double glazing, garage and front and rear gardens.*

**£140,000 (Freehold)**

# 19 Angela Close, Hampton Park, Hereford, HR1 1TZ

## LOCATION

The property is located in the popular Hampton Dene district which is located to the north east of Hereford city. 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 bus and railway stations.

## DESCRIPTION

The subject property is a two bedroom ground floor flat with the added benefit of gas central heating, double glazing with gardens both to the front and rear. and also having the benefit of a garage. The accommodation comprises entrance hall, sitting room, kitchen, shower room and two bedrooms. In more detail, the accommodation comprises;

### ON THE GROUND FLOOR ONLY:

#### Entrance Hall

Side aspect double glazed entrance door, panelled radiator, under stairs storage area, laminated flooring, storage cupboard and door to the;

#### Sitting Room

4.83m (15'10) x 3m (9'10)

With two front aspect double glazed windows, panelled radiator, electric fire with decorative surround and thermostat for the central heating.



#### Kitchen

4.01m (13'2) x 2.67m (8'9)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units. Integrated electric oven and gas hob with cooker hood over, plumbing and space for washing machine, space for tumble dryer, panelled radiator and wall mounted gas central heating boiler.



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### Bedroom 1

3.35m (11') x 3.05m (10')

With rear aspect double glazed window, panelled radiator and laminated flooring.

### Bedroom 2

3.15m (10'4") x 2.13m (7')

With front aspect double glazed window and panelled radiator.



### Shower Room

3.02m (9'11") (maximum) x 1.78m (5'10") (maximum)

'L' shaped room with rear aspect double glazed window, suite comprising shower cubicle with glass shower screen, thermostatically controlled shower and shower boarded surround. Low flush WC, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator, extractor fan and light with shaver point.



### OUTSIDE:

To the front of the property is a landscaped garden with various shrub borders and shared path giving access to the entrance door and rear garden. To the immediate rear of the property is a patio area with tap and greenhouse. The property also has the benefit of a garage.



### COUNCIL TAX BAND A

Made 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.

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## VIEWING

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

## DIRECTIONAL NOTE

Proceed out of Hereford along the Ledbury Road. On reaching the roundabout, take the third exit onto Hafod Road. Continue to the top of Hafod Road and turn left into Old Eign Hill. Take the first turning on the right hand side into Elgar Avenue then turn left into Angela Close where the property is located directly in front of you in the cul de sac position.

## 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).

**27th October 2025**

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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.

## 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.

