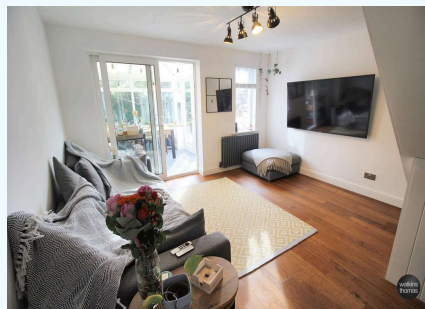




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47 Bridle Road, Hereford, HR4 0PP

Situated to the north of Hereford city, in the popular Kings Acre district, a well presented two bedroom end of terrace home with gas central heating, double glazing, enclosed rear and side garden and garage.

£230,000 (Freehold)

Residential Sales and Lettings

47 Bridle Road, Hereford, HR4 0PP

LOCATION

The property is located to the north of Hereford in the popular Kings Acre 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 two bedroom end of terrace home with the added benefit of gas central heating, double glazing, UPVC conservatory, enclosed rear and side gardens and garage. In more detail the accommodation comprises entrance hall, kitchen, sitting room, conservatory, first floor landing with access to two bedrooms and shower room. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch

With double glazed entrance door leading to the entrance hall with engineered wooden flooring, feature radiator, door to the kitchen and sitting room.

Kitchen

2.59m (8'6") x 2.51m (8'3")

With front aspect double glazed window, a range of units comprising stainless steel one and a half bowl sink drainer unit. Work surfaces, tiled splashbacks, base units and matching wall units. Space for under counter fridge and freezer. Plumbing and space for washing machine. Larder cupboard. Wall mounted gas central heating boiler and tiled flooring.



Sitting Room

3.84m (12'7") x 3.89m (12'9")

With rear aspect double glazed window, feature radiator, engineered wooden flooring, stairs to first floor, smoke alarm and double glazed patio door giving access to the conservatory.



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Conservatory

2.64m (8'8") x 2.46m (8'1")

Of UPVC construction with rear and side aspect double glazed windows and side aspect double glazed french doors giving access to the garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space and doors to bedrooms and feature sliding door to the shower room.

Bedroom 1

3.86m (12'8") x 2.82m (9'3")

With two rear aspect double glazed windows, feature radiator, engineered wooden flooring and cupboard with panelled radiator.

Bedroom 2

2.64m (8'8") x 1.88m (6'2")

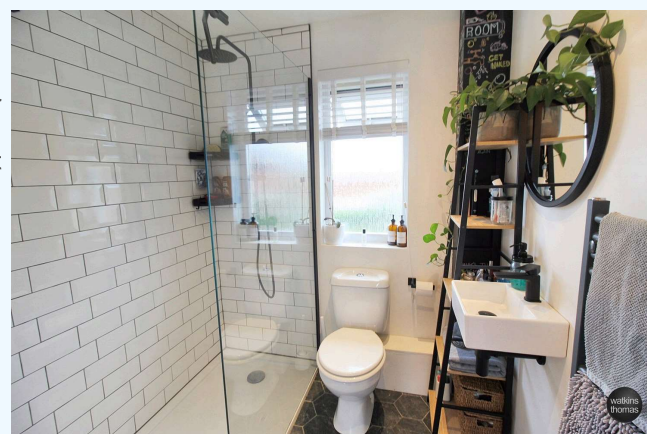
With front aspect double glazed window, built in wardrobe and shelving, a folding desk and featured radiator.



Shower Room

1.88m (6'2") x 1.7m (5'7")

With front aspect double glazed window, shower cubicle with thermostatically controlled shower and rainwater shower head. Partially tiled wall surround, low flush WC, wash hand basin, feature heated towel rail, extractor fan, inset spotlights and tiled flooring.

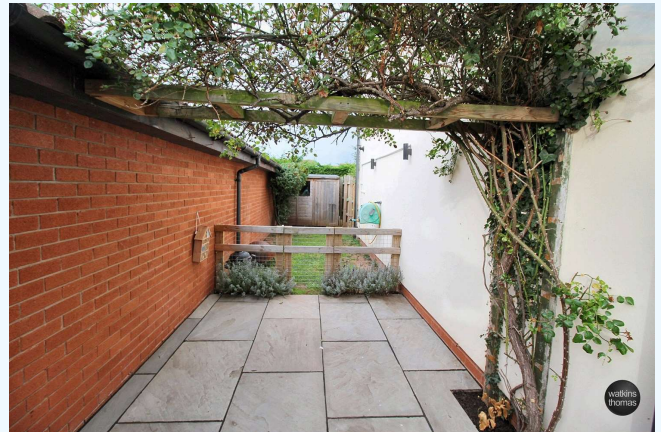


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OUTSIDE:

To the front of the property is a lawned garden with shrub borders and path giving access to the front door. To the side of the property is a lawn garden with outside tap and patio giving access to the rear garden where there is a further patio leading to the main garden which is laid to lawn. There are various shrubs in the garden and the garden is enclosed by fencing to provide a degree of privacy.

Located a short distance away is a garage (18'5 by 8'8) with up and over door and a communal parking area.



COUNCIL TAX BAND B

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.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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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 second exit onto Kings Acre Road. Continue along Kings Acre Road, turning left into Huntsmans Drive then take the first left into Bridle Road. Continue along Bridle Road, taking the second turning on the left hand side following the cul de sac where the property is located on the right hand side as indicated by the board.

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.

ID / Date

ID41626

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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.

Energy rating and score

This property's energy rating is D. 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		86 B
69-80	C		
55-68	D	66 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

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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.

