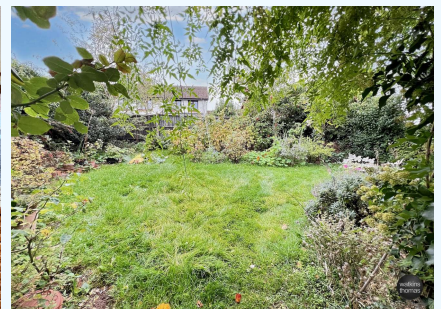




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



82 Bridle Road, Hereford, HR4 0PW

Located in the popular Kings Acre area, west of central Hereford, a substantial four bedroom detached home with central heating and double glazing, driveway, garage and south westerly facing garden.

£335,000 (Freehold)

Residential Sales and Lettings

82 Bridle Road, Hereford, HR4 0PW

LOCATION

Bridle Road lies within the Kings Acre residential district which is set about one and a half miles west of central Hereford. In the locality there are a range of amenities, including a green with children's play area. In Kings Acre Road there is a general store and bus service with a wider range of facilities being available at Whitecross, including primary and secondary schools. 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

82 Bridle Road is a mature, detached home which offers centrally heated and double glazed accommodation to include hall, cloakroom, living room and a kitchen/dining room which opens to and overlooks the south west facing gardens. On the first floor there are four bedrooms, one of which has an ensuite facility and there is also a modern bathroom. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

Entrance porch with door to;

Reception Hall

3.89m (12'9) x 1.93m (6'4) (including stairway)

Coved ceiling, double glazed window to the front, radiator and with doors to the kitchen/dining room, cloakroom, living room and the under stair cupboard.

Cloakroom

1.63m (5'4) x .91m (3')

With low level WC and wall hung wash basin with tiled course over. Radiator and double glazed window.

Living Room

5.66m (18'7) x 3.43m (11'3) (13' 10 into bay)

With a double glazed bay window to the front, further double glazed window to the front, coved ceiling, two radiators and a dressed stone fire surround with deep wooden mantel over and open fireplace within brickettes.



Kitchen/Dining Room

5.66m (18'7) x 2.9m (9'6) (widening to 13')

In two distinct parts and with a modern double glazed sliding patio door into and overlooking the south westerly facing rear garden. Two radiators and with fitted base cupboard units with wood edge working surface over to the kitchen area which also has tiled surrounds, eye level cabinets and a single drainer sink unit with mixer tap. Recess with plumbing for dishwasher, recess for washing machine, recess for tumble dryer and with a four ring gas hob with cooker hood over and a double electric oven. Wall mounted gas fired boiler providing central heating and domestic hot water, together with a wall mounted central heating and domestic hot water control clock.



82 Bridle Road, Hereford, HR4 0PW

ON THE FIRST FLOOR:

Landing

With access hatch to attic and with doors to the bedrooms, bathroom and the airing cupboard (3' 8 by 2' 6) with an insulated hot water cylinder.

Bedroom 1

3.1m (10'2) x 2.97m (9'9) (plus recess)

With folding doors to the recessed wardrobe area with hanging rail and storage shelving. Modern double glazed window overlooking the rear garden, radiator and door to;

Ensuite Shower Room

2.26m (7'5) x 1.7m (5'7)

'L' shaped in plan and with tiled walls and suite comprising shower cubicle with electric shower unit, low level WC and vanity wash basin. Mirror. Modern double glazed window.

Bedroom 2

3.51m (11'6) x 2.9m (9'6)

With an original double glazed window to the front. Radiator and door to an over stair cupboard with hanging rail and storage shelf.



Bedroom 3

3.1m (10'2) x 2.08m (6'10)

With a modern double glazed window overlooking the rear garden. Radiator and folding door to wardrobe area with hanging rail and storage shelf.

Bedroom 4

2.67m (8'9) x 2.16m (7'1)

With an original double glazed window to the front. Radiator.



82 Bridle Road, Hereford, HR4 0PW

Bathroom

With white suite comprising bath with thermostatically controlled shower unit and screen, vanity wash basin and low level WC. Under the sink there are built in cupboards. Ladder type radiator and tiled walls, double glazed window and extractor unit.

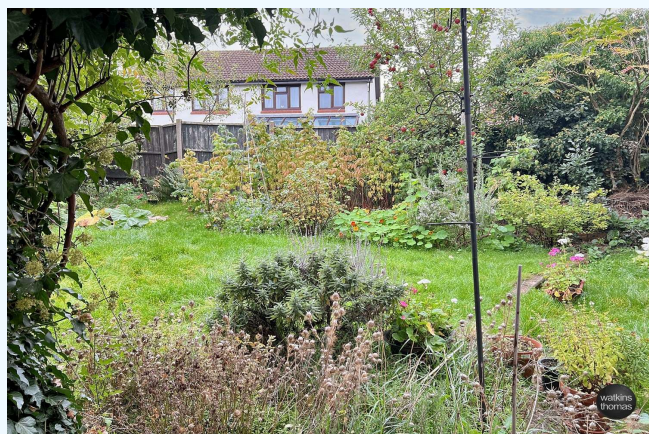


OUTSIDE:

The property has the benefit of a tarmac driveway which leads to the GARAGE (18' 4 by 9' 5) with up and over door, electric light and power point.

Garden

At the front of the property there is a lawned garden area with mature borders and a gate leads to a passageway between the house and the garage. The rear garden enjoys an enviable south westerly aspect. Immediately to the rear of the property is a paved patio area with a lawned garden beyond which has deep established shrub and herbaceous borders, together with a lean to greenhouse, apple tree and numerous soft fruit trees and bushes and a hawthorn.



COUNCIL TAX BAND D

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.

VIEWING

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

DIRECTIONAL NOTE

From central Hereford, proceed west into Eign Street and follow through into Whitecross Road. At the roundabout, take the second exit into Kings Acre Road and continue to and turn left into Huntsmans Drive and then turn left into Bridle Road where number 82 will be identified on the right hand side.

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.

82 Bridle Road, Hereford, HR4 0PW

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

ID41702

82 Bridle Road, Hereford, HR4 0PW

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.

