



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



53 Winston Road, Hereford, HR2 6DJ

Situated to the south of Hereford city, in the well established residential location of Putson, a four bedroom detached dormer bungalow with gas central heating, double glazing, off road parking, garage and enclosed gardens.

£300,000 (Freehold)

Residential Sales

53 Winston Road, Hereford, HR2 6DJ

LOCATION

The property is located to the south of Hereford, in the well established Putson district. In the area are a range of amenities, including local shops 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 four bedroom detached dormer bungalow with the added benefit of gas central heating, double glazing, driveway, garage and enclosed gardens. The accommodation comprises entrance hall, two reception rooms, kitchen, two bedrooms and bathroom on the ground floor and on the first floor are two further bedrooms. In more detail, the accommodation comprises front aspect double glazed entrance door leading to the;

ON THE GROUND FLOOR:

Entrance Hall

With panelled radiator, stairs to the first floor and door to the;



Sitting Room

4.85m (15'11) (maximum) x 3.68m (12'1)

With front aspect double glazed window, gas fire with tiled hearth and surround, coved ceiling and TV point.



Dining Room

4.62m (15'2) (maximum) x 3.68m (12'1)

With side aspect double glazed window, gas fire with tiled hearth and surround, panelled radiator and TV point.



53 Winston Road, Hereford, HR2 6DJ

Kitchen/Breakfast Room

3.68m (12'1) x 3.18m (10'5)

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, plumbing and space for washing machine, integrated electric oven and hob with cooker hood over, space for upright fridge freezer, Worcester central heating boiler, panelled radiator, vinyl flooring, side aspect double glazed door giving access to the driveway.



Bathroom

Radiator, double glazed window, panel enclosed bath with electric shower over, wash hand basin, low flush WC, part tiled wall surround, storage cupboard and vinyl floor.

Bedroom 1

3.71m (12'2) x 3.18m (10'5)

With front aspect double glazed window and panelled radiator.

Bedroom 2

3.71m (12'2) x 3.02m (9'11)

With side aspect double glazed window and panelled radiator.



ON THE FIRST FLOOR:

Landing

With access to two further bedrooms.

Bedroom 3

3.35m (11') (maximum to the wardrobe) x 2.44m (8')

With front aspect double glazed dormer window, panelled radiator, reduced head height sections of the room and built in wardrobe.

53 Winston Road, Hereford, HR2 6DJ

Bedroom 4

2.82m (9'3) (plus recess) x 1.68m (5'6)

With front aspect double glazed dormer window, panelled radiator and built in wardrobe and reduced head height to sections of the room.



OUTSIDE:

To the front of the property is a lawned garden with shrub borders and path giving access to the front door. The front garden is enclosed by walling with double gates giving access to the driveway which in turn gives access to the GARAGE (15' 10 by 8'2) with double doors, power and lighting.

Garden

To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn. The garden continues to the right hand side of the property where there is a gate continuing back to the front garden. The garden is enclosed by hedging and fencing to provide a degree of privacy.



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.

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.

53 Winston Road, Hereford, HR2 6DJ

DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road. On reaching the traffic lights, turn left onto Holme Lacy Road, continue to the roundabout and take the third exit onto Hoarwithy Road. Continue along Hoarwithy Road, taking the second turning on the left hand side into Winston Road where the property is located on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

ID / Date

ID35716

53 Winston Road, Hereford, HR2 6DJ

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		83 B
69-80	C		
55-68	D	61 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:

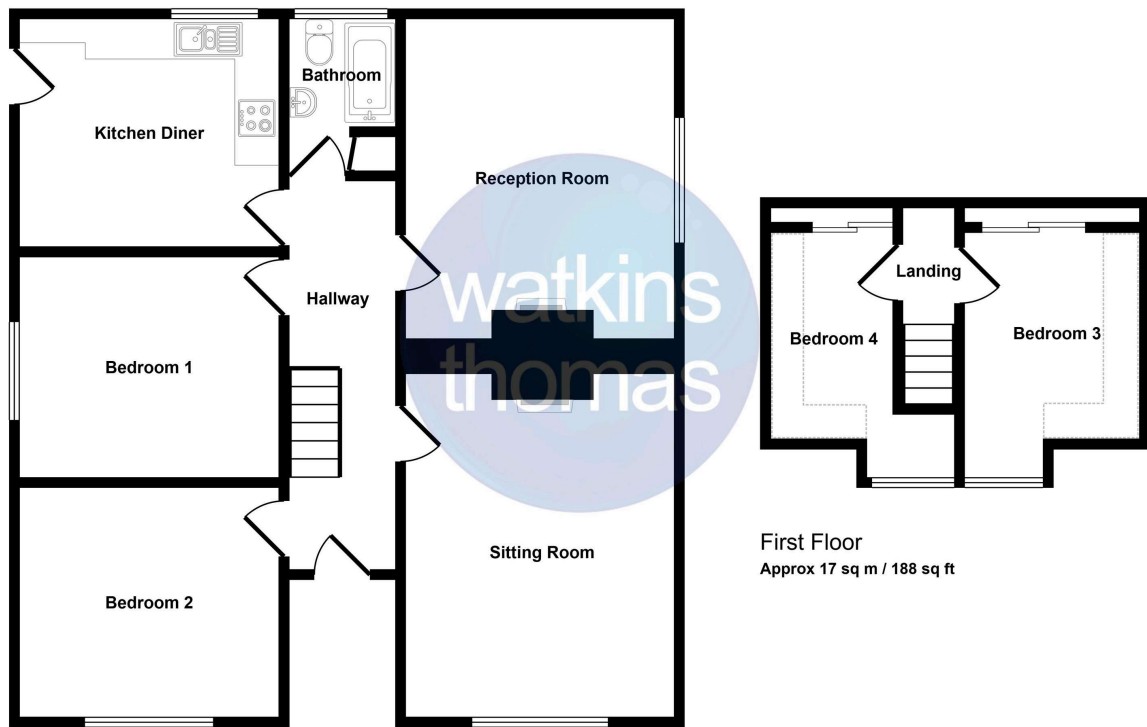
- the average energy rating is D
- the average energy score is 60

53 Winston Road, Hereford, HR2 6DJ

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.

Approx Gross Internal Area
100 sq m / 1079 sq ft



Ground Floor
Approx 83 sq m / 891 sq ft

First Floor
Approx 17 sq m / 188 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.