



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



28 Kings Crescent, Hereford, HR1 1GY

'Situated to the north of Hereford City in a popular residential location a superbly presented, three bedroom, end of terrace family home with gas central heating, a mixture of triple and double glazing, en-suite to master bedroom, off road parking, garage with utility area and enclosed rear garden'

£279,950 (Freehold)

28 Kings Crescent, Hereford, HR1 1GY

LOCATION

Kings Crescent is situated to the north of Hereford within close proximity to Hereford City Centre. 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 three bedroom end of terrace home, with the added benefit of gas central heating, a mixture of triple and double glazing, off road parking, garage with utility area and enclosed rear garden. The accommodation comprises entrance hall, kitchen, cloakroom, lounge/dining room, first floor landing with access to three bedrooms, en-suite to the master bedroom and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect double glazed entrance door leading to the entrance hall.

Entrance Hall

With panelled radiator, laminated flooring, access to the kitchen, cloakroom, sitting room and garage/utility area.

Kitchen

3.23m (10'7") x 2.16m (7'1")

With front aspect triple glazed window with fitted blinds. A range of units comprising single drainer sink drainer unit, work surfaces, tiled splash backs, base units under with matching wall units, space for upright fridge freezer, plumbing and space for dishwasher, tiled flooring, wall mounted gas central heating boiler, space for cooker with cooker hood over.



Garage/Utility Area

4.93m (16'2") x 2.31m (7'7")

With up and over door, power and lighting. Utility area with plumbing and space for washing machine with work surface over and base unit, larder cupboard and personal door to the entrance hall.

Cloakroom

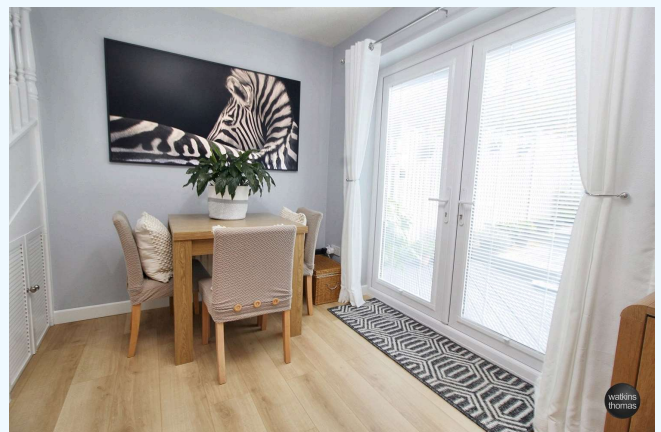
2.16m (7'1") x .99m (3'3")

With low flush wc, vanity wash hand basin with tiled splash back, panelled radiator, tiled flooring and extractor fan.

Sitting/Dining Room

5.59m (18'4") x 3.15m (10'4")

With rear aspect double glazed window with fitted blinds, television point, smoke alarm, stairs to first floor, laminated flooring, space for dining table, under-stairs storage cupboard and rear aspect double glazed French doors with 'Perfect Fit' custom made blinds leading to the rear garden.



28 Kings Crescent, Hereford, HR1 1GY



ON THE FIRST FLOOR:

Landing

Storage cupboard having power point, access hatch to loft space with pull down ladder which is fully boarded and has a light. Smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

3.78m (12'5) x 3.66m (12') (maximum)

With front aspect triple glazed window with fitted blinds, panelled radiator and door to en-suite shower room.

En-Suite Shower Room

With front aspect triple glazed window with fitted blinds, double shower cubicle with thermostatically controlled shower and rainwater shower head. Low flush wc, vanity wash hand basin, shower boarded surround and extractor fan.



Bedroom 2

3.71m (12'2) (maximum) x 2.84m (9'4)

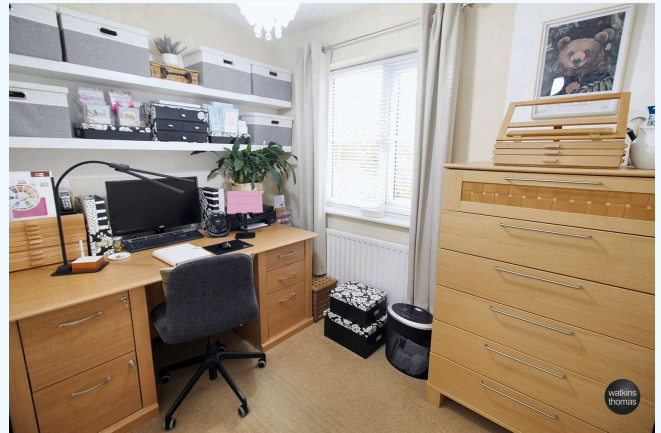
With rear aspect double glazed window with fitted blinds and panelled radiator.

28 Kings Crescent, Hereford, HR1 1GY

Bedroom 3

2.69m (8'10) x 1.98m (6'6)

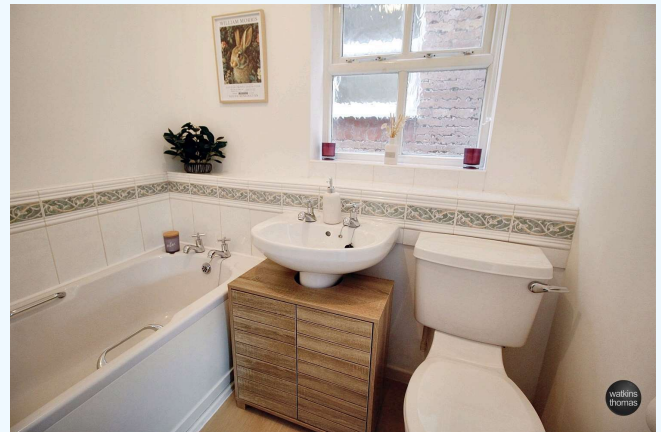
With rear aspect double glazed window with fitted blinds and panelled radiator.



Bathroom

1.98m (6'6) x 1.85m (6'1) (maximum)

With side aspect double glazed window with fitted blinds. Suite comprising panel enclosed bath, pedestal mounted wash hand basin, low flush wc, partially tiled wall surrounds and panelled radiator.



OUTSIDE:



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.

28 Kings Crescent, Hereford, HR1 1GY

Garden

To the front of the property is a tarmac driveway with lawned area. A side path with side gate gives access to the rear garden. To the immediate rear of the property is a decked patio leading to the main garden which is laid to lawn. A decked path with gravel border gives access to a further decked seating area and there is a useful storage shed. The garden is enclosed by fencing to provide a degree of privacy.

COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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

Proceed out of Hereford along Edgar Street and on reaching the roundabout take the third exit onto Newtown Road. Continue to the mini roundabout and take the first exit across College Road Bridge. On reaching the next roundabout take the first exit onto College Road and first left into Kingsway. Continue along Kingsway taking the first turning on the left hand side which leads into Kings Crescent where the property is located on the right hand side.

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.

14th November 2025

ID41689

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.

28 Kings Crescent, Hereford, HR1 1GY

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.

