



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



15 Stonebow Road, Hereford, HR1 2BN

Situated to the north of Hereford city, a two bedroom end of terrace home with gas central heating, double glazing, off road parking and enclosed rear garden.

£180,000 (Freehold)

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LOCATION

The property is located close to Hereford city centre with a wide range of amenities available nearby. 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 two bedroom end of terrace home which does require some modernisation but has the benefit of gas central heating and double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/breakfast room, conservatory, first floor landing with access to two bedrooms and bathroom. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

Double glazed panelled entrance door leading to the;

Entrance Hall

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

Sitting Room

3.78m (12'5) x 3.61m (11'10) (maximum)

With front aspect double glazed window, panelled radiator, under stairs storage cupboard and door to the;

Kitchen/Dining Room

4.47m (14'8) x 2.51m (8'3)

With rear aspect double glazed window, a range of units comprising one and a half bowl sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units. Plumbing and space for washing machine, panelled radiator, space for breakfast table and door to the;



Conservatory

4.5m (14'9) x 1.65m (5'5)

Of UPVC construction with tiled flooring and door to the rear garden.



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ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, doors to bedrooms and bathroom.

Bedroom 1

3.66m (12') (maximum) x 3.68m (12'1)

With front aspect double glazed window, panelled radiator and wall mounted gas central heating boiler.

Bedroom 2

2.72m (8'11) x 2.57m (8'5)

With rear aspect double glazed window and panelled radiator.



Bathroom

1.91m (6'3) x 1.68m (5'6)

With rear aspect double glazed window, suite comprising panel enclosed shortened bath with mixer tap and electric shower over, pedestal mounted wash hand basin, low flush WC, panelled radiator, partially tiled wall surround and vinyl flooring.



OUTSIDE:

To the front of the property is a hard standing parking area with side access path and gate giving access to the rear garden. To the immediate rear of the property is a patio area leading to a lawned garden with a useful storage shed and the garden is enclosed by fencing to provide a degree of privacy.



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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.

VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

DIRECTIONAL NOTE

Proceed out of Hereford along Commercial Road, turning right into Stonebow Road where the property is located on the left 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](tel:01432272280) . 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

ID39708

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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		87 B
69-80	C		
55-68	D	63 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.

