



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



50 Gurney Avenue, Hereford, HR1 1XW

Situated to the north east of Hereford in the popular Hampton Dene district, a well presented three bedroom mid terrace family home with gas central heating, double glazing, off road parking and enclosed rear garden.

£275,000 (Freehold)

50 Gurney Avenue, Hereford, HR1 1XW

LOCATION

The property is located to the north east of Hereford city centre in the popular Hampton Dene 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 three bedroom mid terrace home with the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, cloakroom, sitting/dining room, kitchen/breakfast room, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Side aspect double glazed UPVC entrance door leading to the;

Entrance Porch

2.97m (9'9) x 1.63m (5'4)

With front and side aspect double glazed windows, tiled flooring, plumbing and space for washing machine, space for tumble dryer, storage cupboard and double glazed entrance door leading to the;

Entrance Hall

With stairs to the first floor, under stair storage cupboard, panelled radiator, door to the sitting/dining room, kitchen/breakfast room and;

Cloakroom

With front aspect double glazed window, low flush WC, wash hand basin, fully tiled wall surround, panelled radiator and tiled flooring.

Sitting/Dining Room

5.94m (19'6) x 3.71m (12'2) (maximum)

With front aspect double glazed window, coved ceiling, two panelled radiators, TV point and double glazed patio door to the garden.



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Kitchen/Breakfast Room

5.03m (16'6) x 2.84m (9'4)

With rear aspect double glazed window, a range of units comprising one and a half bowl stainless steel sink/drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units, integrated double electric oven, gas hob, space for dishwasher, space for upright fridge/freezer, panelled radiator, tiled flooring, under cupboard lighting, side aspect double glazed UPVC door to the garden and door to the storage cupboard (9'2 by 2'5) with light.



ON THE FIRST FLOOR:

Landing

With smoke alarm, doors to bedrooms and bathroom. Storage cupboard (6'4 by 3'5), access hatch to loft space and light.

Bedroom 1

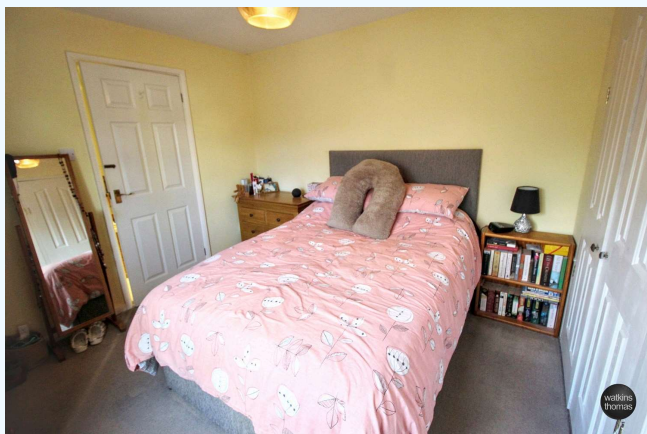
3.12m (10'3) (to the wardrobe) x 3.02m (9'11)

With front aspect double glazed window, panelled radiator, built in wardrobe with hanging rail and shelving.

Bedroom 2

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

With rear aspect double glazed window and panelled radiator.



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Bedroom 3

2.87m (9'5) x 2.74m (9')

With rear aspect velux skylight with panelled radiator.

Bathroom

With front aspect double glazed skylight, suite comprising panel enclosed bath with LED lighting, thermostatically controlled shower with rain water shower head, vanity wash hand basin, low flush WC, panelled radiator, heated towel rail, medicine cabinet, extractor fan, inset spotlights, cupboard housing the central heating boiler, fully tiled wall surround and tiled flooring.



OUTSIDE:

To the front of the property is a gravelled area with shrub borders and driveway giving access to the front of the property. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. There are slate borders and to the rear of the garden is further slate border and storage shed and the garden is enclosed by fencing to provide a degree of privacy with a rear access gate.



COUNCIL TAX BAND C

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.

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DIRECTIONAL NOTE

Proceed out of Hereford along St Owen Street, turning right into Eign Road. Continue along Eign Road into Hampton Park Road. Take the left hand turning into Gorsty Lane and follow the road, turning right into Sudbury Avenue. Take the second left into Gurney Avenue, follow the road and 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](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

ID41827

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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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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.

