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63 Breinton Road, Hereford, HR4 0JY

Situated to the north west of Hereford city in the popular Breinton district, a well presented three bedroom semi detached family home with the added benefit of gas central heating, double glazing, off road parking, garage and good size enclosed rear garden.

£370,000 (Freehold)

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LOCATION

The property is located in the popular Breinton district which lies to the north west of 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

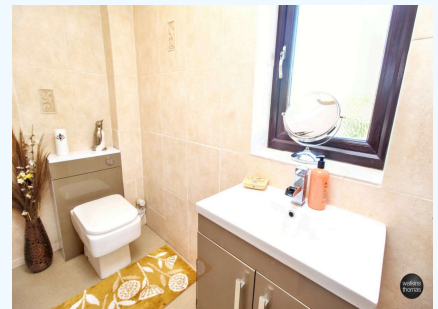
The subject property is a well presented three bedroom semi detached family home with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance porch, cloakroom, entrance hall, sitting room, study/sun room, kitchen/dining room, first floor landing with access to three bedrooms and shower room. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed entrance door leading to the entrance porch with front aspect window, vinyl flooring, door to the cloakroom and glazed door to the entrance hall.

Cloakroom

With low flush WC, wall mounted gas central heating boiler and vinyl flooring.



Entrance Hall

With laminated flooring, stairs to the first floor, under stair storage cupboard, panelled radiator, space for freezer and tumble dryer.

Sitting Room

6.55m (21'6) x 6.63m (21'9)

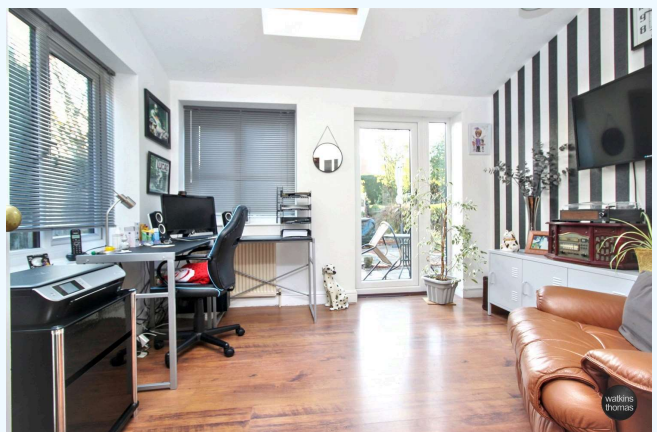
With front and side aspect double glazed windows, wood burning stove with brick surround, TV unit, two panelled radiators, six wall lights, exposed floorboards and rear aspect double glazed french doors to the;



Study/Sun Room

3.35m (11') x 2.92m (9'7)

With side and rear aspect double glazed windows, two panelled radiators, laminated flooring, rear aspect velux sky light, two wall lights, double glazed door to the rear garden with glazed window to the side.



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Kitchen/Dining Room

6.43m (21'1) x 2.64m (8'8)

With rear aspect double glazed window, rear aspect velux sky light, rear aspect double glazed stable door to the garden, a range of units comprising sink drainer unit with work surface, splashback, base units under with matching wall units. Washing machine, dishwasher, range cooker, space for dining table and laminated flooring.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm and doors to bedrooms and shower room.

Bedroom 1

3.96m (13') x 3.94m (12'11) (maximum)

With rear aspect double glazed window, exposed floorboards, airing cupboard with panelled radiator, picture rail, wardrobes and panelled radiator.

Bedroom 2

3.15m (10'4) x 2.72m (8'11)

With rear aspect double glazed window, picture rail and panelled radiator.



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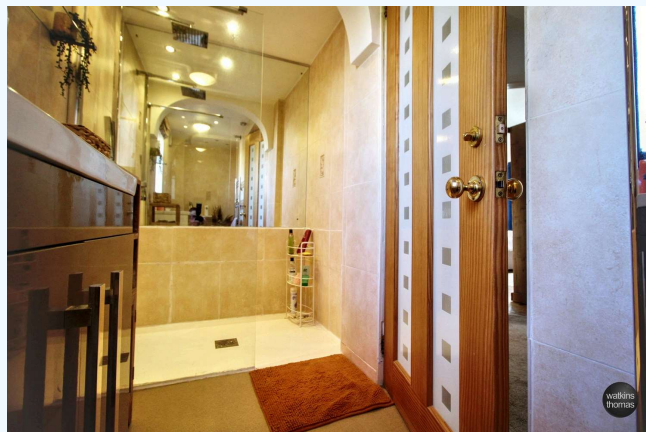
Bedroom 3

3.96m (13') (maximum) x 2.51m (8'3)

With front aspect double glazed window, panelled radiator and wardrobe.

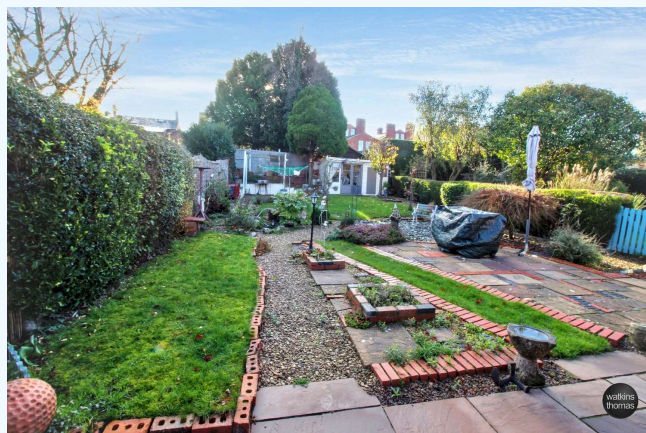
Shower Room

With front aspect double glazed window, suite comprising low flush WC, vanity wash hand basin, shower with glass screen, thermostatically controlled shower and rain water shower head, fully tiled wall surround, extractor fan, heated towel rail, inset spotlights and vinyl flooring.



OUTSIDE:

To the front of the property is a gravelled parking area giving access to the garage which has up and over door, power, lighting and personnel door. A shared path gives access to the front door and a side access path continues to the side of the property which gives access to the rear garden where there is a good size patio area, with gravelled path leading to the main garden which is lawned, with slate seating area. There are various shrubs, the garden has the added benefit of a summer house with attached storage shed and is enclosed by hedging and fencing to provide a degree of privacy.



COUNCIL TAX BAND B

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.

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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VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along Barton Road. Continue into Breinton Road and turn left following Breinton 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

ID41987

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Estate Agent's Note

All of the light fittings and lamp shades will stay.

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 C. 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	71 C	77 C
55-68	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.

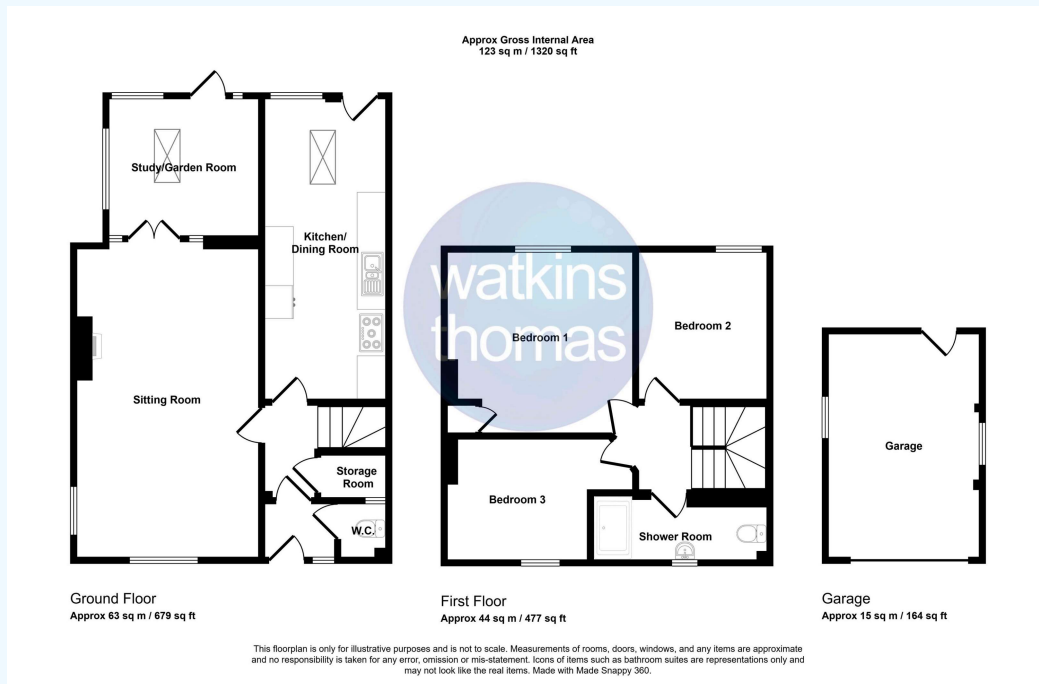
For properties in England and Wales:

- 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.



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