



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



Flat 6, Belle Bank House, Belle Bank Avenue, Hereford, HR4 9RL

Situated to the north of Hereford city, a well presented one bedroom first floor flat with gas central heating, double glazing, allocated parking and enclosed garden.

£135,000 (Leasehold)

Flat 6, Belle Bank House, Belle Bank Avenue, Hereford, HR4 9RL

LOCATION

The property is located to the north of Hereford in the popular Holmer 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 one bedroom first floor flat with the added benefit of gas central heating, double glazing, allocated parking and enclosed garden. The property comprises entrance hall, open plan lounge/kitchen area, bedroom and shower room. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

A metal staircase leads to the first floor, where there is a panelled door accessing the property.



Entrance Hall

With laminated flooring, panelled radiator, inset spotlights, access hatch to loft space and door to the bedroom, shower room, utility area and access to the;

Sitting Room/Kitchen Area

6.76m (22'2) x 3.96m (13') (maximum)

Sitting area with rear aspect double glazed window and side aspect double glazed window, inset spotlights, panelled radiator and reduced head height to one section of the room.

Kitchen area with rear aspect double glazed window, a range of units comprising one and a half bowl ceramic sink drainer unit with work surfaces, base units under, integrated electric double oven and gas hob, integrated dishwasher, space for upright fridge/freezer, breakfast bar and laminated flooring.



Flat 6, Belle Bank House, Belle Bank Avenue, Hereford, HR4 9RL



Utility

1.91m (6'3) x 1.88m (6'2)

With plumbing and space for washing machine, work surface over, wall mounted gas central heating boiler and feature copper pipe radiator.

Bedroom

3.63m (11'11) x 3.18m (10'5)

With side aspect double glazed window, panelled radiator, reduced head height to one section of the room.

Shower Room

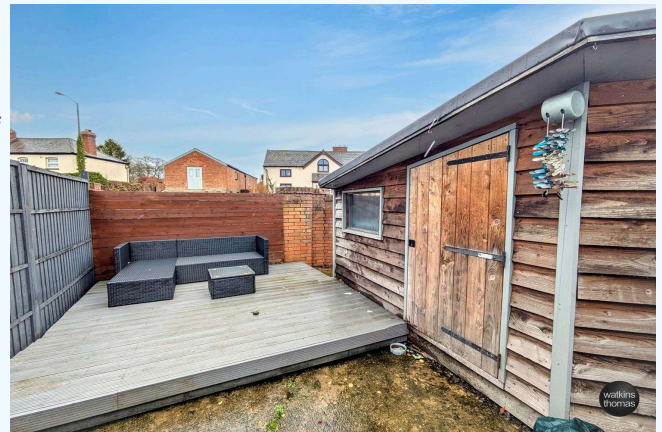
2.16m (7'1) x 1.91m (6'3)

With front aspect double glazed window, double shower cubicle with glass shower screen, thermostatically controlled shower with rain water shower head, low flush WC, vanity wash hand basin, heated towel rail, partially tiled wall surround, extractor fan and laminated flooring.



OUTSIDE:

Located a short distance away from the property is an enclosed garden where there is a patio area leading to a decked seating area and a useful storage shed. The garden is enclosed by fencing and walling to provide a degree of privacy.



Flat 6, Belle Bank House, Belle Bank Avenue, Hereford, HR4 9RL

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.

DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street. At the roundabout, turn left onto Newtown Road. Continue to the next roundabout and take the second exit onto Holmer Road. Continue along Holmer Road to the roundabout and take the first left onto Roman Road. Take the first turning on the right hand side into Belle Bank Avenue where the driveway for Belle Bank House is 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.

26th December 2025

ID41880

Flat 6, Belle Bank House, Belle Bank Avenue, Hereford, HR4 9RL

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	74 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

Flat 6, Belle Bank House, Belle Bank Avenue, Hereford, HR4 9RL

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.

