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11 Franklin Walk, Hereford, HR4 0HX

Situated to the north west of Hereford city, a well presented two double bedroom mid terrace property with gas central heating, double glazing, kitchen/dining room, enclosed garden and garage.

£225,000 (Freehold)

11 Franklin Walk, Hereford, HR4 0HX

LOCATION

The property is located to the north west of Hereford city in the popular Whitecross district. In the area are a range of amenities including public house and various local shops. 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 two bedroom mid terrace property with the added benefit of gas central heating, double glazing, enclosed rear garden and garage. The property comprises entrance porch, sitting room, kitchen/dining room, first floor landing with two double bedrooms and bathroom. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

Side aspect double glazed UPVC door to the;

Entrance Porch

With front aspect double glazed window and double glazed UPVC door to the;

Sitting Room

4.42m (14'6) (maximum) including the stairs x 3.63m (11'11)

With front aspect double glazed window, panelled radiator, TV point, stairs to the first floor and door to the;



Kitchen/Dining Room

4.37m (14'4) x 3.63m (11'11)

With rear aspect double glazed window, a range of units comprising sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, cooker, plumbing and space for washing machine, space for fridge/freezer, space for dining table, panelled radiator, laminated and vinyl flooring, wall mounted gas central heating boiler and double glazed door to the rear garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space which has been recently reinsulated, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

3.63m (11'11) x 3.48m (11'5)

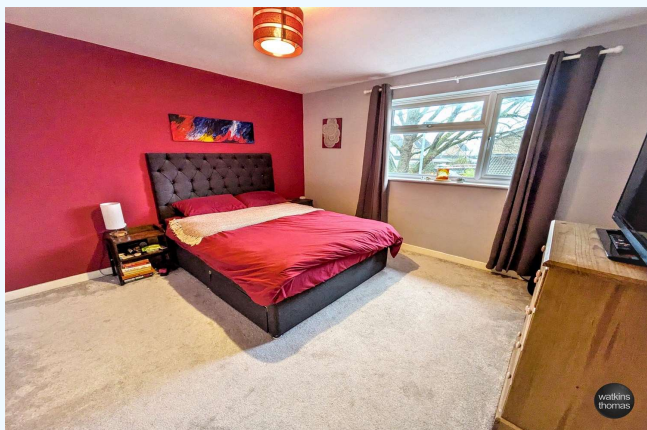
With front aspect double glazed window, panelled radiator and wardrobe with hanging rail and shelf.

11 Franklin Walk, Hereford, HR4 0HX

Bedroom 2

3.63m (11'11") x 2.92m (9'7")

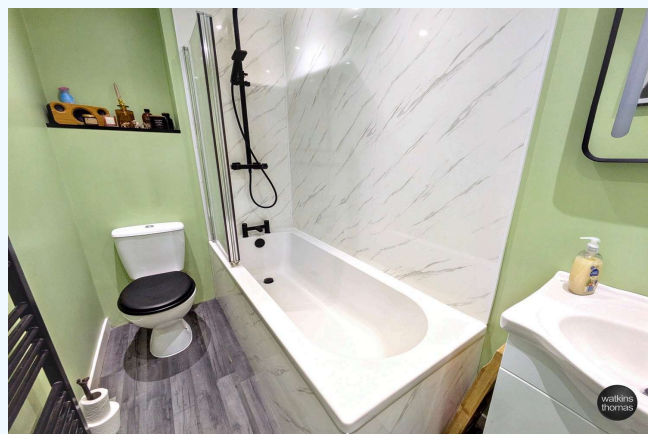
With rear aspect double glazed window, panelled radiator and wardrobe with hanging rail and shelf.



Bathroom

2.51m (8'3") x 1.37m (4'6")

With suite comprising panel enclosed bath, thermostatically controlled shower with rainwater shower head, mixer tap, part shower boarded surround, low flush WC, vanity wash hand basin, heated towel rail, extractor fan, inset spotlights and laminated flooring.



OUTSIDE:

To the front of the property is a patio area leading to the front door. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. The garden is enclosed by fencing with a useful storage shed and raised shrub border.



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.

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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 the Whitecross Road. On reaching the roundabout, take the first exit onto Wordsworth Road. Continue to the roundabout and take the third exit onto Westfaling Street. Continue for the length of Westfaling Street and Franklin Walk can be found on the right hand side before entering Stephens Close.

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.

ID / Date

ID42101

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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 C. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	74 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.

