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watkins
thomas

22 Beaufort Avenue, Hereford, HR2 7QD

Located on the southern outskirts of Hereford, a well apportioned mature detached bungalow set on a corner plot and offering extended two double bedroom accommodation and which is provided with gas central heating and double glazing. Driveway to garage and with a south-west facing private rear garden.

£300,000 (Freehold)

22 Beaufort Avenue, Hereford, HR2 7QD

LOCATION

Beaufort Avenue is located in the Southdale residential district, beyond Redhill and on the southern outskirts of the city. Hereford city centre is approximately two miles distant and offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

22 Beaufort Avenue is a detached bungalow which is centrally heated and double glazed. A dining room has been added off the sitting room, which could provide additional bedroom accommodation. Of note are the generally well proportioned rooms and the fact that the property has a driveway, garage and a south-westerly facing rear garden.

ON THE GROUND FLOOR ONLY:

Enclosed Entrance Porch

1.78m (5'10) x 1.22m (4')

With wood laminate floor and door with glazed upper panes to;

Reception Lobby

1.52m (5') x 1.09m (3'7)

With a door to the kitchen, pair of doors to a cloak cupboard with hanging rail and storage shelf and with a door to;

Living Room

6.05m (19'10) x 3.51m (11'6) (widening to 13'1)

With a double glazed window with vertical blind to the front, coved ceiling, fireplace with feature tile surround, wooden mantel over and tiled hearth together with a living flame gas fire. Glazed panel door to kitchen, door to inner hall and arch opening to;



Dining Room

3.66m (12') x 2.97m (9'9)

With a double glazed window to the front and double glazed window with vertical blind to the rear. Radiator.



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Kitchen

5.36m (17'7) x 1.96m (6'5) (widening 8'2)

With a double glazed window to the front, double glazed window and door to the side and fitted base cupboards and drawer units with working surface over, tiled surrounds and a double eye level cabinet together with a set of floor to ceiling storage cupboards. Counter lighting and with a single drainer sink unit with mixer tap, recess with plumbing for dishwasher, radiator and door to cupboard which houses the wall mounted gas fired boiler which provides central heating and domestic hot water.



Inner Hall

1.57m (5'2) x .91m (3')

With access hatch to loft space, wall mounted thermostat and with doors to;

Bedroom 1

4.47m (14'8) x 3.07m (10'1)

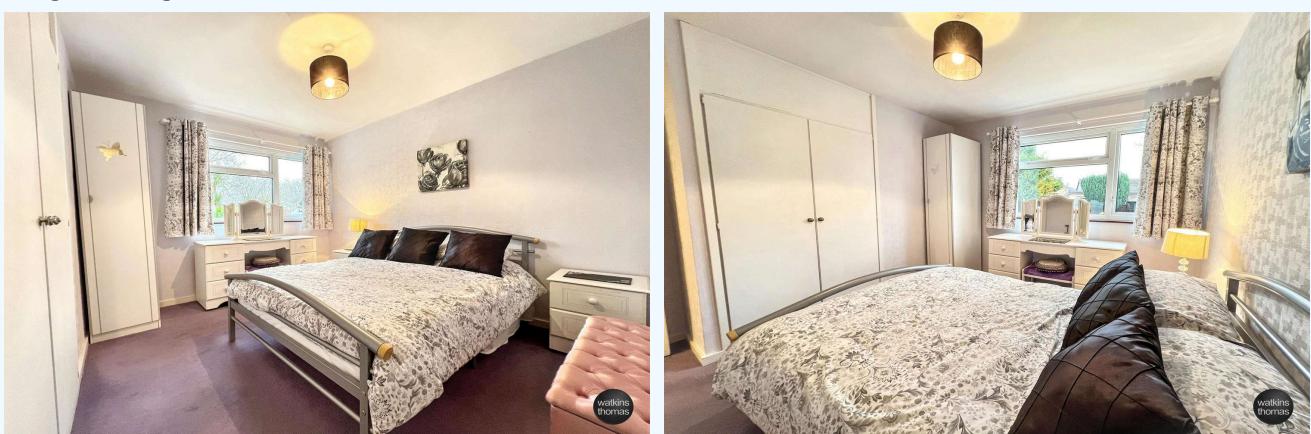
With a double glazed window to the rear, radiator and a pair of doors to recess wardrobe area with hanging rail.



Bedroom 2

3.51m (11'6) x 2.84m (9'4) (plus door recess)

With a double glazed window to the rear, radiator and a pair of doors to a recess wardrobe area with hanging rail and storage shelving.



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Bathroom

2.44m (8') x 1.57m (5'2)

With white suite comprising bath with electric shower over, low level WC and pedestal wash basin. Double glazed window, fully tiled walls and radiator.



OUTSIDE:

The property has the benefit of a tarmacadam driveway which leads to the ATTACHED GARAGE (16'10 by 8'7) which has an up and over door to the front, electric light and power point.



Gardens

Within the front garden area there are two arcs laid to slate with rocks, there are evergreens and the remainder of the area is given over to lawn. The property has a side pedestrian access and from the kitchen there is a covered lean to/drying area (15'6 by 7'9) with corrugated perspex roof over. The base is paving stones which continues to and through a gateway which opens to the rear garden which has a further area of paving stones. The paving stone area leads to a patio, an ornamental pool with rocks around, an expanse of lawn and deep, well stocked beds and borders. Within the garden there is also a summerhouse (7'6 by 5'9) and a garden shed.



COUNCIL TAX BAND D

Payable to Herefordshire Council.

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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:01432 272280) .

DIRECTIONAL NOTE

From central Hereford, proceed south over Greyfriars Bridge and enter the A49 (Ross Road). Proceed over the traffic lights by the Broadleys public house and take the right hand turn into Mayberry Avenue and then turn immediately left, continuing along what is Ross Road, follow through onto Standale Road and into Beaufort Avenue. Number 22 will be identified on the right hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel: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.

7th February 2026

ID42170

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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.

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.

