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### **76 Highmore Street, Westfields, Hereford, HR4 9PQ**

*A substantial detached well proportioned two bedroom bungalow with extension and generous westerly facing gardens, driveway, parking and garage/double workshop.*

**£300,000 (Freehold)**

## 76 Highmore Street, Westfields, Hereford, HR4 9PQ

### LOCATION

Highmore Street is located in the established Westfields residential district which lies about one and a half miles north-west of central Hereford. In the general locality, there are a range of facilities and amenities, including a shop on Grandstand Road. 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

76 Highmore Street is an established detached bungalow which has a later extension to the rear, taking in the full benefit of the south-westerly facing garden. The property is centrally heated and double glazed and comprises;

#### ON THE GROUND FLOOR ONLY:

##### Entrance Porch

With double glazed door with adjacent double glazed window to;

##### Reception Hall

5.56m (18'3) x 1.52m (5')

With access hatch to loft area, radiator and with panel style doors to the bedrooms, bathroom, kitchen and the;

##### Living Room

8.99m (29'6) x 3.38m (11'1)

With distinct sitting and dining areas and having a light tunnel, a stone block fire surround with wooden mantel over and with a pair of double glazed french doors overlooking the rear garden, double glazed window to the side and radiator. Wall light points.



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### Kitchen

2.74m (9') x 2.77m (9'1) (widening to 11'6)

With a double glazed door to the side, double glazed window overlooking the rear garden and with fitted base cupboards and drawer units with working surface over, tiled surrounds, tiled flooring and eye level cabinets. Recess for washing machine, radiator, double electric oven, four ring hob with cooker hood over and having a single drainer stainless steel sink unit with mixer tap. Further base cupboard and drawer units and with a pair of recessed cupboards in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water.



### Bedroom 1

4.17m (13'8) x 3.38m (11'1)

With a double glazed window to the front. Along a substantial part of two walls there are fitted wardrobe cupboards with sliding doors, drawer units and high level cabinets. Radiator.



### Bedroom 2

4.17m (13'8) x 3.38m (11'1)

With a double glazed window to the front and radiator.

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### Bathroom

2.41m (7'11) x 2.11m (6'11)

With suite comprising bath with mixer tap and electric shower over. Vanity wash basin and low level WC. Tiled walls, ladder type radiator, radiator and wood laminate flooring.



### OUTSIDE:

At the front of the property there is a double car length parking space and the driveway at the side of the residence leads to the DETACHED GARAGE BLOCK (19'9 by 13'2) with a wide up and over door to the front, double glazed windows and double glazed door.

### Gardens

Behind a brick wall at the front of the property, there is a stoned area and to the rear of residence there is a sun terrace/patio area with level lawn beyond, bordered by shrubs and at the rear of the garage there is a further stoned area. Within the garden there is a timber shed. The rear garden enjoys an excellent westerly aspect and a good degree of privacy. The rear garden is about 100 foot long by about 38 foot wide.



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### COUNCIL TAX BAND C

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

From central Hereford proceed west onto Eign Street and enter Whitecross Road. Proceed for the length of Whitecross Road and take the fourth exit onto Yazor Road. On reaching Grandstand Road, turn left and then turn right into Highmore Street. Number 76 will be identified 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. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**20th February 2026**

ID42204

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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             |         | 72 C      |
| 55-68 | D             | 65 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.

