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12 Beechwood Court, Venns Lane, Hereford, HR1 1DX

'Located to the north of central Hereford, off Venns Lane, a well presented two bedroom ground floor retirement apartment which is centrally heated and double glazed.'

£150,000 (Leasehold)

12 Beechwood Court, Venns Lane, Hereford, HR1 1DX

LOCATION

The property is located off Venns Lane in the Aylestone Hill residential district and about one mile north of central Hereford. Nearby is Churchill Gardens and its amenity value 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

Beechwood Court is a small select development of retirement properties which are set around established communal gardens with seating areas. 12 Beechwood Court is a ground floor apartment which comprises an entrance hall, sitting room, kitchen, bathroom and two bedrooms. The property has the benefit of a twenty four hour emergency call system. There are communal carparking facilities available and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Approached via a double glazed entrance door and with telephone point, radiator, wall mounted thermostat and doors to the bedrooms, bathroom, kitchen and the:

Sitting Room

5.08m (16'8) x 3.35m (11')

With a double glazed bay window to the front, electric fire, coved ceiling, radiator, telephone point and television point.



Kitchen

2.92m (9'7) x 2.24m (7'4)

With a double glazed window to the rear and fitted with a range of base cupboard and drawer units with working surfaces over, tiled surrounds and matching eye-level cabinets together with a one and a half bowl stainless steel sink drainer unit. Fridge, washing machine, integrated electric oven, four ring induction hob, wall mounted gas fired boiler which provides central heating, radiator and vinyl flooring.



Bedroom 1

3.96m (13') x 3.84m (12'7)

With a double glazed window to the rear, radiator, built-in wardrobes with hanging rail and shelf and telephone point.



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Bedroom 2

3.15m (10'4) x 2.95m (9'8)

With a double glazed window to the side, radiator, airing cupboard with radiator and shelving and further storage cupboard with shelving.



Bathroom

2.18m (7'2) x 1.96m (6'5)

With a double glazed window to the side and suite comprising bath with mixer tap and electric shower unit over, pedestal mounted wash basin and low level wc. Shaver point, radiator, heated towel rail and fully tiled walls.



OUTSIDE:

The development sits within well maintained communal gardens which has numerous seating areas. There is also communal carparking facilities available.

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.

Tenure & Service Charges

The property is held on a 99 year lease from the 26th May 1984 (subject to confirmation).

Ground Rent and Service Charge - to be confirmed.

Agents Note

Probate has already been granted on this property.

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.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed for the length of Commercial Road, pass over the railway bridge and enter Aylestone Hill. Proceed up Aylestone Hill and at the first mini roundabout take the first exit and at the second mini roundabout take the first exit onto Venns Lane. Proceed along Venns Lane and Beechwood Court will be located on the right hand side.

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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.

24th February 2026

ID42127

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	75 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.

