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32 Merryhill Crescent, Hunderton, Hereford, HR2 7AH

An end of terrace mature house set above a road and near to amenities south of the city centre, offering centrally heated, double glazed accommodation to include three good bedrooms.

£235,000 (Freehold)

32 Merryhill Crescent, Hunderton, Hereford, HR2 7AH

LOCATION

Merryhill Crescent is located in the Hunderton residential district, which lies about 3/4 of a mile south of central Hereford. In the locality there are a range of facilities and 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

32 Merryhill Crescent is a mature end of terrace three bedroom home, which offers centrally heated and double glazed accommodation. Certain upgrading works have been undertaken and this comfortable home offers a hall, sitting room, kitchen/breakfast room together with three bedrooms and a recently installed shower room. At the front there is a garden area and at the rear there is a good sized garden area with a patio at lower level and lawn at a higher level. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch

With a modern composite door with double glazed panel to;

Reception Hall

2.18m (7'2) x 1.88m (6'2)

With a double glazed window to the side, stairs off, contemporary style radiator, wood laminate flooring and with modern oak door with glazed upper panels to the kitchen/breakfast room and with a contemporary oak door to the;

Living Room

4.47m (14'8) x 2.77m (9'1) (widening to 12' 6)

With a double glazed bay window to the front with venetian blind, contemporary style vertical radiator and wood laminate flooring.



Kitchen/Breakfast Room

5.44m (17'10) x 3m (9'10) (widening to 11' 7)

With two sets of double glazed windows opening to and overlooking the rear garden, double glazed door to the side, tiled floor, cupboard in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water and extensively fitted with solid wood fronted base cupboard units with roll edge working surfaces over, tiled surrounds and matching eye level cabinets. Breakfast bar area, radiator and with a single drainer stainless steel sink unit with plumbing below for washing machine, built in dishwasher and with a built in oven and a four ring gas hob with hood above.



32 Merryhill Crescent, Hunderton, Hereford, HR2 7AH

ON THE FIRST FLOOR:

Landing

With a double glazed window to the side, access hatch to loft space and with attractive oak doors to;

Bedroom 1

4.11m (13'6) x 2.97m (9'9) (widening to 11' 1)
Double glazed window to the front and radiator.



Bedroom 2

3.05m (10') x 3.02m (9'11)

With a double glazed window overlooking the garden at the rear. Contemporary style radiator and a pair of recessed storage cupboards.



Bedroom 3

2.82m (9'3) x 2.26m (7'5) (plus deep door recess)

With a double glazed window with venetian blind to the front. Contemporary style radiator.

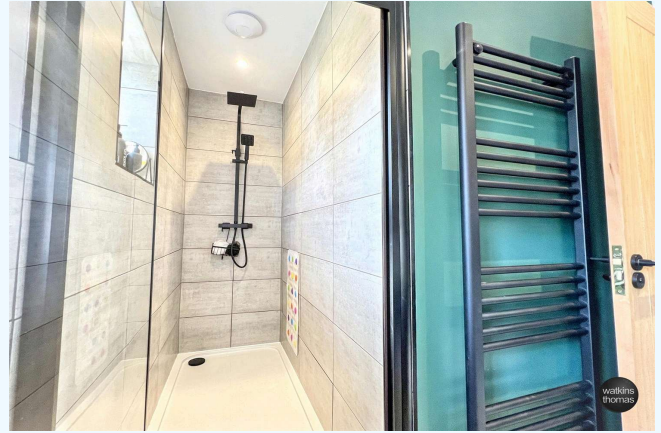


32 Merryhill Crescent, Hunderton, Hereford, HR2 7AH

Shower Room

2.06m (6'9) x 1.42m (4'8) (10' 10 maximum)

With a deep walk in shower area with tiled walls and twin headed thermostatically controlled shower unit. Sunken ceiling lights, two double glazed windows, part tiled surrounds and with a vanity wash basin with a mixer tap with cupboards below together with low level WC. Part tiled walls, tiled floor and ladder type radiator.



OUTSIDE:

At the front of the property there is a concrete pathway leading to the front door and the entrance porch. The garden area to the front is lawned. A pathway at the side of the property leads to the rear garden.

To the immediate rear of the property is a paved patio area and a short flight of steps rise to the lawned rear garden which is approximately 33' wide by about 60' long.



COUNCIL TAX BAND B

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.

32 Merryhill Crescent, Hunderton, Hereford, HR2 7AH

DIRECTIONAL NOTE

From central Hereford, proceed south over Greyfriars bridge and at the roundabout take the second exit into Belmont Road. Continue to and take the right hand turn into Hunderton Road (this is the second turn on the right). Continue to the roundabout and then turn left into Blackmarston Road and then left again into Merryhill Crescent where the subject property will be identified on the left 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.

27th March 2026

ID42423

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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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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.

