



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



19 Mantella Drive, Hereford, HR1 1FB

Situated to the north east of Hereford city in the popular Hampton Dene district, a well presented three bedroom semi detached family home with gas central heating, double glazing, ensuite to the master bedroom, off road parking and enclosed rear garden.

£305,000 (Freehold)

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LOCATION

The property is located to the north east of Hereford city in the highly sought after location of Hampton Dene. In the area are a range of 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

The subject property is a well presented three bedroom semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room, first floor landing with access to three bedrooms, ensuite to master bedroom and family bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Canopy entrance porch with front aspect double glazed entrance door leading to the entrance hall.

Entrance Hall

With laminated flooring, panelled radiator, door to cloakroom/sitting room and stairs to the first floor.

Cloakroom

With low flush WC, pedestal mounted wash hand basin with tiled splashback, panelled radiator, extractor fan and tiled flooring.

Sitting Room

4.93m (16'2) (maximum) x 3.58m (11'9) (maximum)
L shaped room with front and side aspect double glazed window, panelled radiator, thermostat for central heating, TV point, laminated flooring and door the kitchen/dining room.



Kitchen/Dining Room

4.57m (15') x 3.15m (10'4)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, integrated electric oven and gas hob with cooker hood over, plumbing and space for washing machine, plumbing and space for slimline dishwasher, cupboard housing the Ideal gas central heating boiler, space for upright fridge/freezer, panelled radiator, under stairs storage cupboard, space for dining table, tiled flooring and double glazed french doors giving access to the rear garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, storage cupboard, panelled radiator, doors to bedrooms and bathroom.

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Bedroom 1

3.58m (11'9) (plus recess) x 2.59m (8'6)

With front aspect double glazed window, thermostat for central heating, panelled radiator, laminated flooring and door to ensuite shower room.

Ensuite Shower Room

With side aspect double glazed window, shower cubicle with electric shower, low flush WC, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator, extractor fan and vinyl flooring.



Bedroom 2

3.1m (10'2) x 2.59m (8'6)

With rear aspect double glazed window, panelled radiator and laminated flooring.

Bedroom 3

2.67m (8'9) x 1.91m (6'3)

With front aspect double glazed window, panelled radiator and laminated flooring.



Bathroom

1.88m (6'2) x 1.68m (5'6)

With rear aspect double glazed window, suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower over, pedestal mounted wash hand basin, low flush WC, fully tiled wall surround, heated towel rail, extractor fan and vinyl flooring.



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OUTSIDE:

To the front of the property is a shrub border and path leading to the front door. There is a tarmac driveway to the side of the property where there is a side access gate giving access to the rear garden. To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn. The garden has the benefit of a storage shed and is enclosed by fencing to provide a degree of privacy.



Estate Agent's Note

The property has a maintenance charge of £244.07 paid every 6 months as of the 20th March 2026.

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

Proceed out of Hereford along Ledbury Road. On reaching Tupsley cross, proceed straight over, continuing along Ledbury Road. Take the right hand turn into Hampton Dene Road and take the left hand turn into Mantella Drive. The property can be found on the left hand side as indicated by the agent's 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

27th March 2026

ID42546

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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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	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.

