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## 68 Hinton Road, Hereford, HR2 6BN

*'Situated to the south of Hereford City a two/three bedroom, mid terraced property in need of modernisation. The property has the added benefit of gas central heating, double glazing where specified, off road parking and enclosed rear garden'*

**£235,000 (Freehold)**

**Residential Sales**

## 68 Hinton Road, Hereford, HR2 6BN

### LOCATION

The property is located to the south of Hereford in the popular Hinton district. 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 two/three bedroom, mid terraced property in need of modernisation with gas central heating, double glazing where specified, off road parking and enclosed rear garden. The accommodation comprises entrance hall, bedroom 3, study, garden room, inner hallway, cloakroom, kitchen/breakfast room and sitting room. First floor landing with access to two bedrooms and bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Canopy Entrance Porch

With double doors leading to a covered area and front door giving access to the entrance hall.

#### Entrance Hall

4.14m (13'7) x 2.62m (8'7)

With front aspect glazed panelled door, panelled radiator, stairs to first floor, thermostat for central heating, smoke alarm, door to bedroom 3, study and garden room.



#### Bedroom 3

4.09m (13'5) (maximum) x 2.67m (8'9) (irregular shaped room - maximum)

With picture rail, front aspect sash window and panelled radiator.



#### Study

4.11m (13'6) x 1.55m (5'1)

With front aspect sash window, vinyl flooring, wood panelling to one wall, picture rail and panelled radiator.

#### Garden Room

3.4m (11'2) x 2.46m (8'1) (maximum)

With rear aspect double glazed window and double glazed French doors giving access to the rear garden. Panelled radiator, tiled flooring and door to inner hallway.

## 68 Hinton Road, Hereford, HR2 6BN

### Inner Hallway

With two storage cupboards, door to the kitchen and sliding door to the cloakroom.



### Cloakroom

1.57m (5'2) x .84m (2'9)

With rear aspect double glazed window, panelled radiator, low flush wc and wash hand basin.

### Kitchen/Breakfast Room

3.89m (12'9) x 2.64m (8'8)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splash backs, base units under, raised shelving, panelled radiator, vinyl flooring, plumbing and space for washing machine, electric hob and door to the sitting room



### Sitting Room

4.11m (13'6) (maximum) x 3.43m (11'3) (maximum)

With front aspect single glazed sash bay window, panelled radiator, picture rail, wood burning stove with decorative surround and two wall lights.



### ON THE FIRST FLOOR:

### Landing

With front aspect single glazed sash window, picture rail and doors to bedrooms and bathroom.

## 68 Hinton Road, Hereford, HR2 6BN

### Bedroom 1

4.45m (14'7") (maximum) x 4.06m (13'4") (maximum - irregular shaped room)

With front aspect single glazed sash window, rear aspect double glazed window, cupboard housing the gas central heating boiler, panelled radiator and picture rail.



### Bedroom 2

5.03m (16'6") (maximum) x 3.15m (10'4")

With front aspect single glazed sash bay window, rear aspect double glazed window, exposed floor boards, panelled radiator and partial picture rail.



### Bathroom

3.02m (9'11") x 1.68m (5'6")

With rear aspect glazed window. Suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, panelled radiator, airing cupboard, partially tiled wall surround and partial shower boarded wall surround.



## 68 Hinton Road, Hereford, HR2 6BN

### OUTSIDE:

To the front of the property a path gives access to the front door. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with various shrub borders. Towards the rear of the garden are vegetable plots with two useful storage sheds. The garden is enclosed by fencing to provide a degree of privacy. There is a gate giving access to the parking area where there are two allocated parking space.



### COUNCIL TAX BAND B

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Standard 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 the Ross Road taking the first turning on the left hand side into Hinton Road. Continue straight over the mini roundabout and the property is located on the right 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](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).

12th March 2026

ID41329

## 68 Hinton Road, Hereford, HR2 6BN

### 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 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.

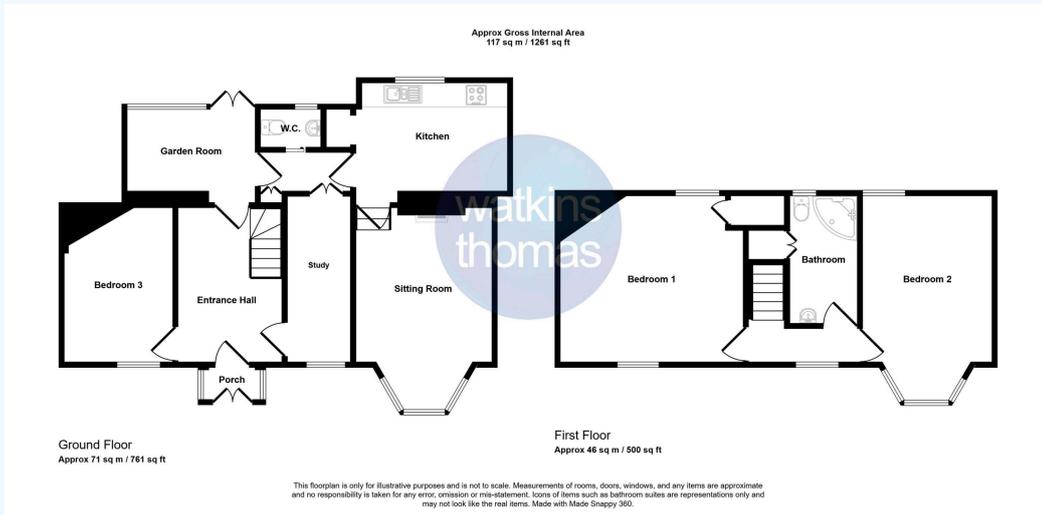
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

# 68 Hinton Road, Hereford, HR2 6BN

## 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.



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