



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## 86 Kings Acre Road, Hereford, HR4 0RG

*Situated to the north of Hereford City in the popular Kings Acre district a well presented, two bedroom, detached bungalow with gas central heating, double glazing, off road parking, garage and the benefit of solar panels.*

**£340,000 (Freehold)**

# 86 Kings Acre Road, Hereford, HR4 0RG

## LOCATION

The property is located to the north west of Hereford City in the popular Kings Acre 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 well presented, two bedroom detached bungalow, with gas central heating, double glazing, off road parking, garage, enclosed rear garden and the property also has the added benefit of solar panels with two batteries. The accommodation comprises entrance porch, entrance hall, sitting room, kitchen/dining room, conservatory, cloakroom, two bedrooms and shower room. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Porch

A side aspect double glazed entrance door leads to the entrance porch with double glazed windows, tiled flooring and double glazed upvc entrance door leading to the entrance hall.

#### Entrance Hall

With laminated flooring, smoke alarm, panelled radiator, access hatch to loft space, airing cupboard with space for tumble dryer and door to the:



#### Sitting Room

4.52m (14'10) x 3.76m (12'4) (maximum)

With front and side aspect double glazed windows, wood burning stove with stone surround, panelled radiator, two wall lights and laminated flooring.



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### Dining Area

3.02m (9'11") x 2.74m (9')

With side aspect double glazed window, panelled radiator, work surface with tiled splash backs, wall and base mounted units, smoke alarm, laminated flooring and access to the kitchen.



### Kitchen

4.5m (14'9") x 2.08m (6'10")

With rear aspect double glazed window, a range of units comprising 1½ bowl sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, integrated electric double oven, electric hob with cooker hood over, plumbing and space for washing machine, plumbing and space for dishwasher, space for upright fridge freezer, panelled radiator, storage cupboard housing the gas central heating boiler and double glazed upvc door to the conservatory.



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### Conservatory

3.68m (12'1) x 1.93m (6'4)

Of upvc construction, with vinyl flooring, double glazed windows, double glazed door to the garden, tap and door to the cloakroom.



### Cloakroom

With low flush wc, shower boarded wall surround and vinyl flooring.

### Bedroom 1

3.63m (11'11) (maximum) x 3.02m (9'11)

With side aspect double glazed window, panelled radiator and built-in wardrobe.

### Bedroom 2

3.73m (12'3) (maximum) x 2.92m (9'7) (maximum - irregular shaped room)

With front aspect double glazed window, panelled radiator and television point.



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### Shower Room

2.87m (9'5) x 1.78m (5'10)

With rear and side aspect double glazed windows, a range of units comprising double shower cubicle with thermostatically controlled shower, glass shower screen, shower boarded wall surround, vanity wash hand basin, low flush wc, panelled radiator, extractor fan, partially tiled wall surround, light with shaver point and vinyl flooring.



### OUTSIDE:

To the front of the property is a hard standing parking area.

To the rear of the property is a driveway giving access to THE GARAGE (15'7 x 9'8) which has an up and over door, power and lighting. Please note that the garage door is currently blocked off but the timber could be removed. To the rear of the garage is a small storage shed.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with shrub borders. The garden is enclosed by walling and fencing to provide a degree of privacy.

A side access path leads from the rear garden to the left hand side of the property back to the front of the property.



### COUNCIL TAX BAND D

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 for the length of Whitecross Road. On reaching the roundabout take the second exit onto Kings Acre Road. Continue along Kings Acre Road and the property is located on the right hand side as indicated by the 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).

# 86 Kings Acre Road, Hereford, HR4 0RG

30th March 2026  
ID42647

## 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.

## 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.

