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3 Link Road, Hereford, HR1 1BG

Situated to the north of Hereford city, a three bedroom detached family home in need of some modernisation. Gas central heating, double glazing, off road parking, garage and enclosed south facing rear garden.

£360,000 (Freehold)

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LOCATION

The property is located to the north of Hereford in the sought after residential district just off Barrs Court Road. In the area are a range of amenities and Hereford which is within easy walking distance 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 three bedroom detached home in need of some modernisation and has the benefit of gas central heating, double glazing, off road parking, garage and enclosed south facing rear garden. The accommodation comprises entrance hall, sitting room, dining room, conservatory, kitchen, cloakroom, utility, first floor landing with access to three bedrooms and family shower room. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Canopy entrance porch with glazed panel door leading to the;

Entrance Hall

With front aspect double glazed window, panelled radiator, coved ceiling, smoke alarm, stairs to the first flooring, parquet flooring and door to the sitting room.

Sitting Room

5.44m (17'10) x 3.45m (11'4)

With front aspect double glazed window, gas fire with decorative surround and marble hearth, coved ceiling, two panelled radiators, three wall lights, patio door to the conservatory and double doors to the dining room.



Conservatory

3.23m (10'7) x 2.64m (8'8)

Of timber constructions, with side aspect double glazed french doors, double glazed windows to the side and rear aspect and wall light.



3 Link Road, Hereford, HR1 1BG

Dining Room

3.25m (10'8) x 2.26m (7'5)

With rear aspect double glazed window, panelled radiator, parquet flooring and coved ceiling.



Kitchen

3.05m (10') x 2.64m (8'8)

With front aspect double glazed window, a range of units comprising one and a half bowl sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units, integrated electric double oven and gas hob with cooker hood over. Space for under counter fridge, tiled flooring giving access to the inner hall.



Inner Hallway

With work surface, plumbing and space for washing machine, panelled radiator, wall unit, tiled flooring, door to the cloakroom and utility.

Cloakroom

With rear aspect double glazed window, low flush WC, wash hand basin with tiled splashback, wall mounted gas central heating boiler and tiled flooring.

Utility

2.67m (8'9) x 1.63m (5'4)

With rear and side aspect double glazed window, power, lighting, vinyl flooring, double glazed door to the rear garden and glazed door to the garage.

ON THE FIRST FLOOR:

Landing

With front aspect double glazed window, access hatch to loft space, storage cupboard, airing cupboard, doors to bedrooms and shower room.



3 Link Road, Hereford, HR1 1BG

Bedroom 1

3.48m (11'5) x 2.64m (8'8)

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

Bedroom 2

3.61m (11'10) x 2.72m (8'11)

With front aspect double glazed window and panelled radiator.



Bedroom 3

3.48m (11'5) x 2.01m (6'7)

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

Shower Room

2.72m (8'11) x 1.73m (5'8)

With rear aspect double glazed window, low flush WC, pedestal mounted wash hand basin, shower cubicle with electric shower, panelled radiator, partially tiled wall surround, light with shaver point and tiled flooring.



3 Link Road, Hereford, HR1 1BG

OUTSIDE:

To the front of the property is a block paved driveway with shrub border. The driveway gives access to the GARAGE (16' 11 x 8' 8) with electric roller door, power and lighting and glazed door to the utility area. To the immediate rear of the property is a patio with a gravelled area. The garden is south facing and is enclosed by fencing to provide a degree of privacy with a useful side access path.



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 Aylestone Hill, turning left into Penn Grove Road. Continue along Penn Grove Road and take the second turning on the left hand side into Link Road where the property is located on the left.

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.

28th March 2026

ID42228

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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.

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.

