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12 Avocet Road, Holmer, Hereford, HR4 9WA

'An immaculately presented, well proportioned, two bedroom inner terrace home which is located on the northern outskirts of the City'

£257,500 (Freehold)

Residential Sales

12 Avocet Road, Holmer, Hereford, HR4 9WA

LOCATION

Avocet Road is located on The Point Development and sits on the northern outskirts of the City of Hereford. 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

12 Avocet Road is a modern, two bedroom, inner terraced home which is well proportioned, centrally heated and double glazed. The accommodation is presented immaculately throughout and the property has the benefit of car parking spaces to the front and a south westerly facing private garden at the rear. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With composite door with double glazed upper light to:

Entrance Hall

1.3m (4'3) x 1.24m (4'1)

With a stairway having a wooden banister rising to the first floor, radiator and feature door to:

The Sitting Room

4.45m (14'7) x 3.18m (10'5)

With a double glazed window to the front with venetian blind, radiator, panel of sockets and aerial points, wall mounted thermostat, door to an under-stairs storage cupboard and with an opening to:



12 Avocet Road, Holmer, Hereford, HR4 9WA

The Kitchen/Dining Room

3.18m (10'5) x 3m (9'10)

With a pair of double glazed French doors opening to and overlooking the rear garden with adjacent double glazed windows. Sunken ceiling lights, wood grain effect flooring and with fitted soft close base cupboard and drawer units with wood grain effect working surface over, upstand and a double and single eye level cabinet together with a built-in matching fridge and freezer unit, integrated dishwasher, built-in electric oven with a four ring hob over, stainless steel splash back and stainless steel cooker hood together with a 1½ bowl composite sink unit with drainer and mixer tap. Radiator and with an opening to a:



Utility Area

1.63m (5'4) x .97m (3'2)

With a fitted working surface having plumbing below for washing machine, cupboard and with a cabinet over in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water. Door to:



12 Avocet Road, Holmer, Hereford, HR4 9WA

Cloakroom

1.63m (5'4) x .97m (3'2)

With a low level dual flush wc and wall hung wash basin with tiled courses over, radiator and with a continuation of the wood grain effect flooring.

ON THE FIRST FLOOR:

Landing

2.44m (8'0) x 1.88m (6'2) (including head of stairs)

With an access hatch to loft storage space and with doors to:



Bedroom 1

2.46m (8'1) x 4.27m (14')

With a double glazed window to the front overlooking a tree lined green. Radiator and with doors to a double wardrobe cupboard provided with hanging rails and a drawer unit together with an over-stair cupboard provided with further hanging rail.



Bedroom 2

3.4m (11'2) x 2.49m (8'2)

With a double glazed window to the rear, radiator, door recess, wall mounted thermostat and door to:



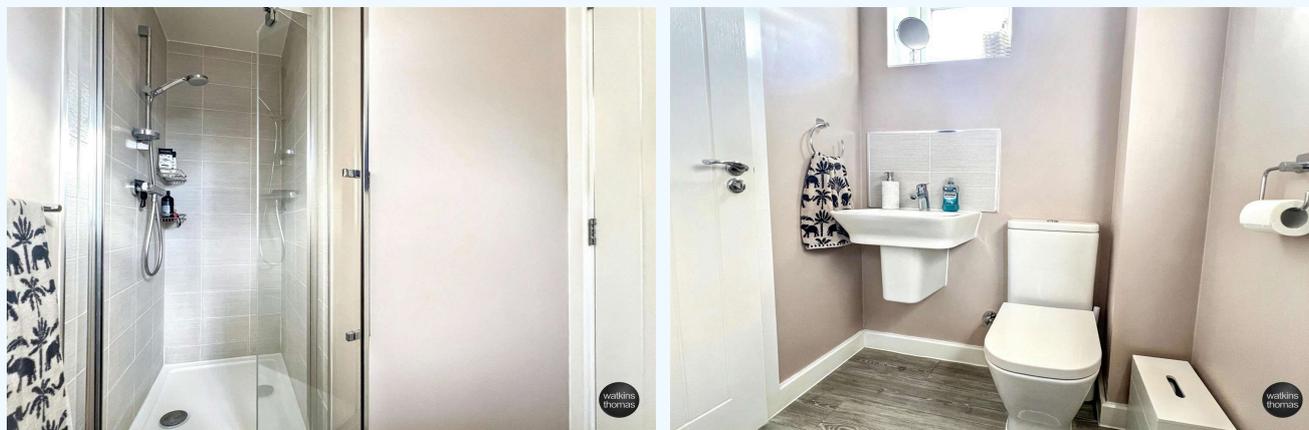
WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

12 Avocet Road, Holmer, Hereford, HR4 9WA

En-Suite Shower Room

1.42m (4'8) x 1.42m (4'8) (9'9 maximum)

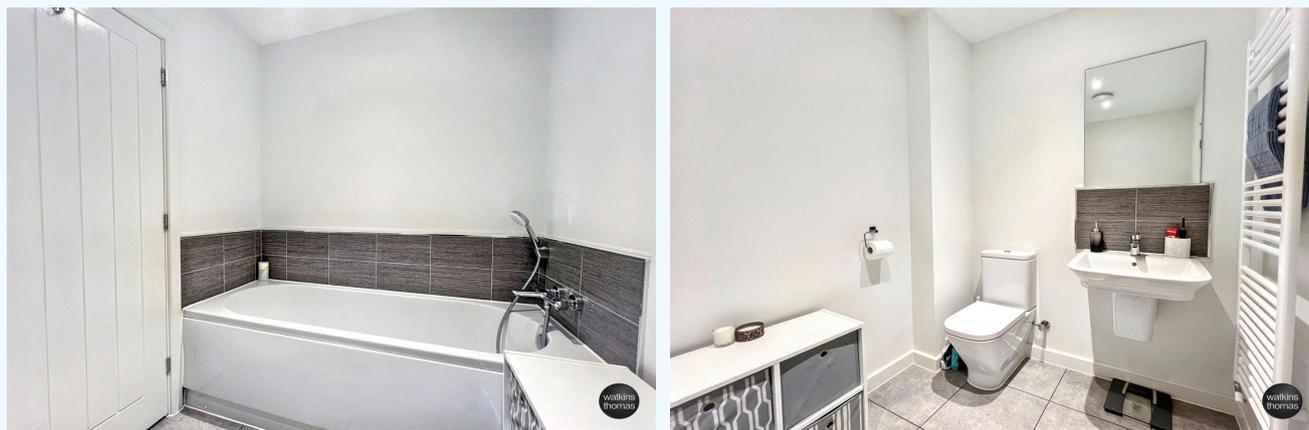
Having recess with shower cubicle, tiled walls and thermostatically controlled shower unit with glazed screen door, low level wc and wall hung wash basin with tiled courses over. Double glazed window and wood grain effect flooring. Radiator.



Bathroom

2.34m (7'8) x 1.73m (5'8)

With white suite comprising bath with thermostatically controlled mixer tap and shower head, low level wc and wall hung wash basin with tiled courses over, sunken ceiling lights, extractor unit, ladder type radiator, shaver point, fitted mirror and tile effect flooring.



OUTSIDE:

To the front of the property there is a double car width driveway and there is a step to a pathway with adjacent bark border which provides access to the front door.

To the rear the garden is approximately 34' long by 15' wide and enjoys a south westerly aspect. The garden rises gently from the property and comprises a patio area with contoured paving stones, a contoured pathway runs adjacent to an area of lawn and stone steps with timber uprisers leads to the upper garden area and a door which provides the property with a rear means of access. The borders area established. There is also a garden store.

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.

12 Avocet Road, Holmer, Hereford, HR4 9WA

DIRECTIONAL NOTE

From central Hereford proceed along Edgar Street and at the roundabout take the first exit into Newtown Road. At the next roundabout take the second exit and continue for the length of Holmer Road. At the roundabout on the outskirts of the city turn left into Roman Road, continue to the next traffic lights and then turn left into Hedgerow Way, turn left into Avocet Road and the property will be denoted towards the end of the cul-de-sac 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.

2nd March 2026

ID42259

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		98 A
81-91	B	84 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.

