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

*'Situated to the north of Hereford City in a popular residential location a three bedroom, detached family home with gas central heating, double glazing, off road parking and good size enclosed rear garden'*

**£350,000 (Freehold)**

**Residential Sales**

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

### LOCATION

The property is located to the north 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 three bedroom, detached family home with three reception rooms, upstairs study/dressing room, off road parking and a good size enclosed rear garden. The accommodation comprises entrance porch, entrance hall, sitting room, family room, dining room, kitchen, cellar, first floor landing with access to three bedrooms, study via bedroom 3 and bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Porch

Front aspect glazed doors leading to the entrance porch with tiled flooring and glazed door to the entrance hall.

##### Entrance Hall

With side aspect original glazed window, coved ceiling, stairs to the first floor, panelled radiator, under-stairs storage cupboard, thermostat for central heating and door to the sitting room.



##### Sitting Room

4.24m (13'11) (maximum) x 3.94m (12'11) (plus bay)

With front aspect double glazed bay window, gas fire with decorative surround, picture rail and panelled radiator.

##### Family Room

3.94m (12'11) x 3.63m (11'11)

With rear aspect double glazed French doors to the garden, side aspect double glazed window, decorative fire surround and picture rail.



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### Dining Room

3.61m (11'10) x 3.02m (9'11) (maximum)

With rear aspect double glazed window, dado rail, laminated flooring, two base storage cupboards, door to the cellar and access to the kitchen.



### Kitchen

3.76m (12'4) x 3.15m (10'4)

With rear and side aspect windows, a range of units comprising double stainless steel sink drainer unit, a range of wall and base mounted units with work surface and tiled splash backs, plumbing and space for washing machine, space for tumble dryer, space for range cooker, space for fridge freezer and door to the rear garden.



### ON THE LOWER GROUND FLOOR:

#### Cellar

4.09m (13'5) x 3.84m (12'7)

With stairs from the dining room and lighting.

### ON THE FIRST FLOOR:

#### Landing

With sky light, panelled radiator, doors to bedrooms and bathroom.

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### Bedroom 1

4.65m (15'3) (maximum into bay) x 3.66m (12')

With front aspect double glazed bay window, wardrobe, panelled radiator and access to WC.

### WC

1.09m (3'7) x 1.04m (3'5)

With low flush wc, pedestal mounted wash hand basin with tiled splash back and extractor fan.

### Bedroom 2

3.96m (13'0) (maximum) x 3.61m (11'10)

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



### Bedroom 3

3.63m (11'11) x 3m (9'10) (maximum)

With rear aspect double glazed window, panelled radiator, wardrobe, picture rail and steps down to the dressing room/study.

### Dressing Room/Study

3.78m (12'5) x 3.18m (10'5)

With rear aspect double glazed window, panelled radiator and picture rail.



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### Bathroom

2.57m (8'5) x 2.08m (6'10)

With front aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, shower cubicle with thermostatically controlled shower, low flush wc, wash hand basin, panelled radiator, partially tiled wall surround and vinyl flooring.



### OUTSIDE:

To the front of the property is an access to two parking spaces.

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

### COUNCIL TAX BAND E

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 the Whitecross Road and on reaching the roundabout take the second exit onto Kings Acre Road. The property is located on the right hand side as indicated by the agents 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](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).

9th March 2026

ID42182

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

### 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 E. 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		82 B
69-80	C		
55-68	D		
39-54	E	52 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.

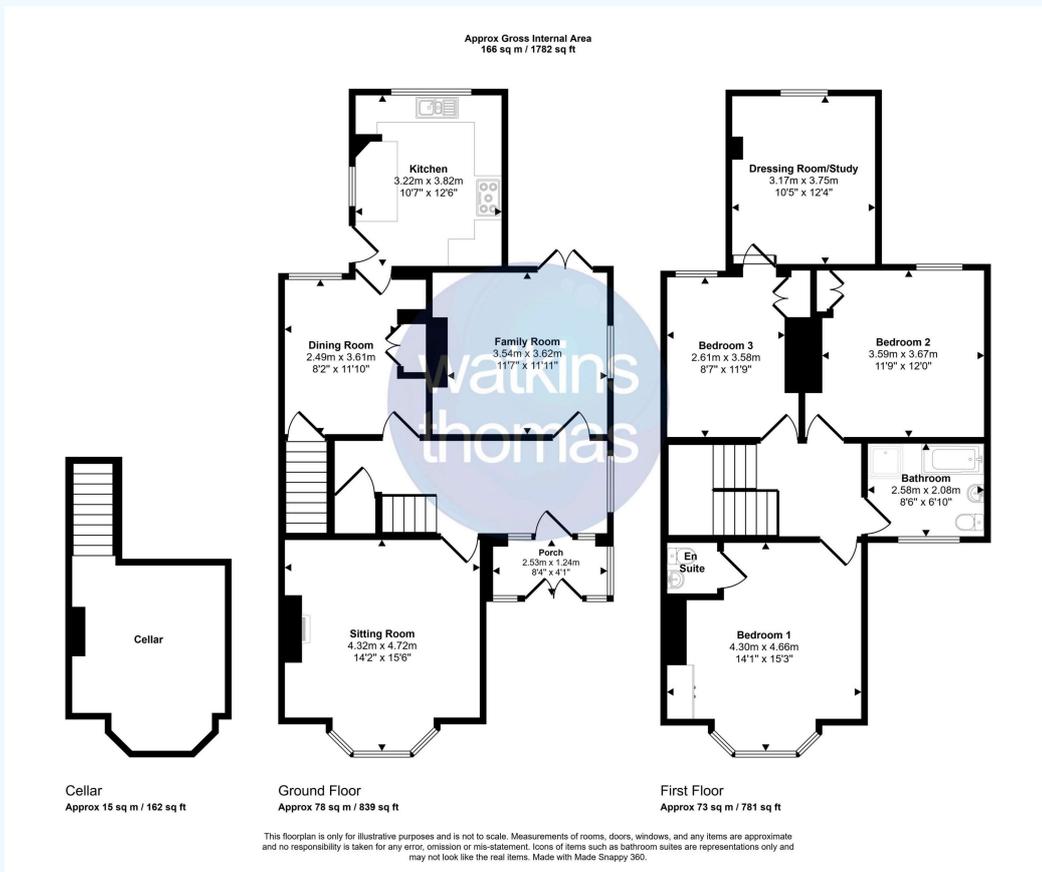
For properties in England and Wales:

- 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.



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