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### 34 Kings Crescent, Hereford, HR1 1GY

*Situated to the north of Hereford City a well presented, two bedroom, semi detached bungalow with gas central heating, double glazing, off road parking and good sized gardens to the side.*

**£240,000 (Freehold)**

**Residential Sales**

## 34 Kings Crescent, Hereford, HR1 1GY

### LOCATION

The property is located to the north of Hereford City in the popular College district. In the area are a range of amenities including local shops, the property has good access to Hereford City Centre and Hereford as a whole offers an excellent 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, semi detached bungalow with gas central heating, double glazing, off road parking and good sized gardens. The accommodation comprises entrance hall, sitting/dining room, kitchen, inner hallway with access to two bedrooms and shower room. In more detail the accommodation comprises:

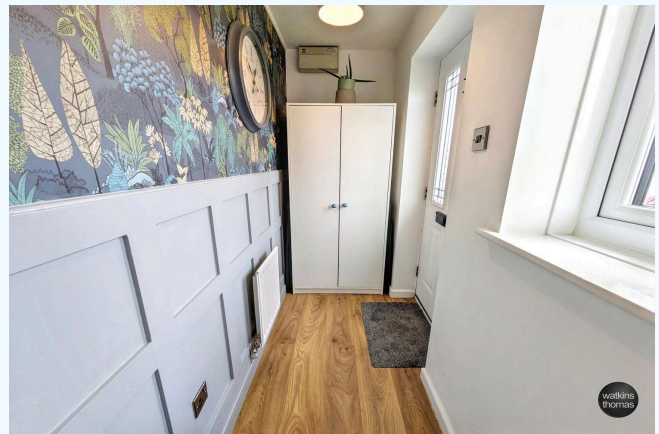
#### ON THE GROUND FLOOR:

##### Canopy Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

##### Entrance Hall

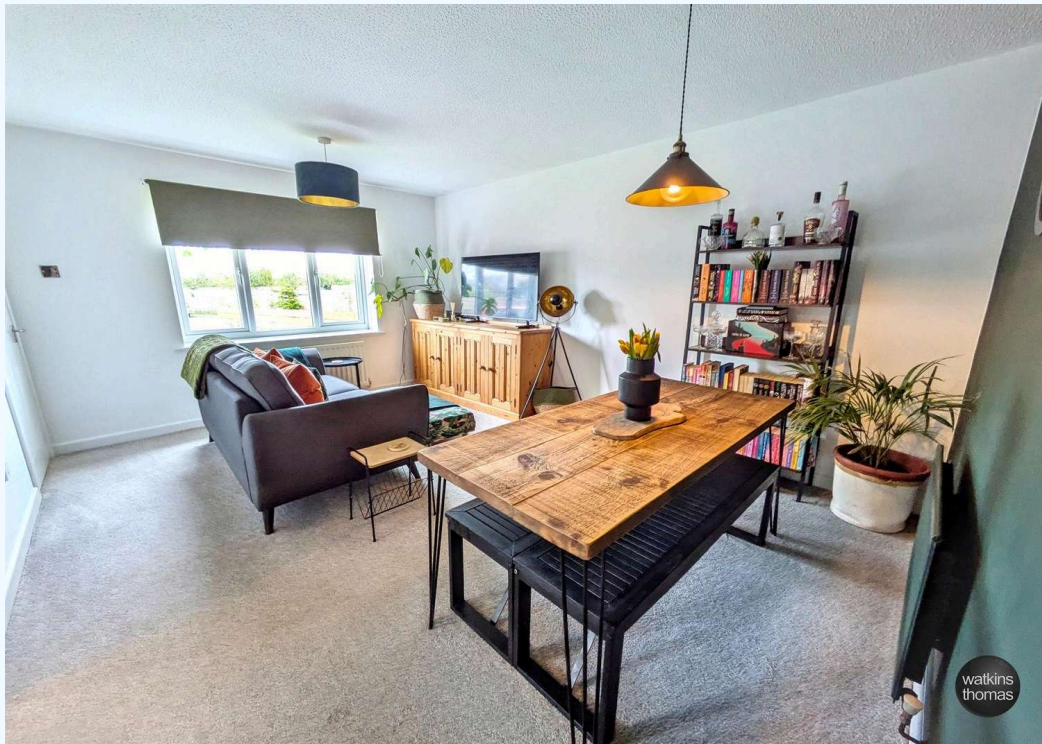
With front aspect double glazed window, wood panelling to one wall, laminated flooring and door to the sitting/dining room.



##### Sitting/Dining Room

4.65m (15'3) x 3.45m (11'4)

With front aspect double glazed window, two panelled radiators, thermostat for central heating, television point, door to the kitchen and inner hallway.



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### Kitchen

3.07m (10'1) x 2.44m (8')

With side aspect double glazed window, a range of units comprising sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, integrated fridge freezer, integrated dishwasher, integrated electric oven and gas hob with cooker hood over. Panelled radiator, laminated flooring and side aspect double glazed door giving access to the garden.



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### Inner Hallway

With cupboard housing the gas central heating boiler and plumbing and space for washing machine. Smoke alarm and doors to bedrooms and shower room.

### ON THE FIRST FLOOR:

#### Bedroom 1

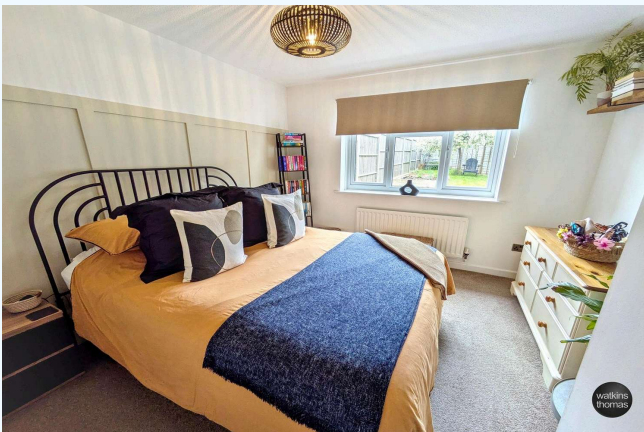
3.63m (11'11") x 3.2m (10'6") (maximum)

With rear aspect double glazed window, wood panelling to one wall, access hatch to loft space and panelled radiator.

#### Bedroom 2

2.72m (8'11") x 2.18m (7'2")

With rear aspect double glazed window and panelled radiator.



### Shower Room

1.83m (6'0") x 1.68m (5'6")

With side aspect double glazed window, suite comprising shower cubicle with thermostatically controlled shower and rainwater shower head, shower boarded wall surround, low flush wc, vanity wash hand basin, extractor fan, heated towel rail and laminated flooring.



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### OUTSIDE:

To the front of the property is a gravel area and tarmacadam driveway with lawned garden and path giving access to the front door. A pair of double gates give access to the side of the property where there is a lawned area where there is a seating area and is enclosed by fencing to provide a degree of privacy. To the immediate rear of the property is a patio with steps leading to the main garden which is laid to lawn with various shrub borders and raised vegetable bed. The garden also has the added benefit of an outside tap and storage shed.



### 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.

### DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street. On reaching the roundabout take the third exit onto Newtown Road. Continue to the roundabout and take the first exit left onto College Road Bridge. Continue over the bridge to the roundabout and take the first exit onto College Road. Take the immediate left into Kingsway, follow the road and take the first turning on the left hand side into Kings Crescent, where the property is located in the cul-de-sac position.

### 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).

20th April 2026

ID42317

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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.

## 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             |         | 81 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

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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.

