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### **44 Haston Close, Three Elms, Hereford, HR4 0RX**

*Overlooking a green and quietly located in the Three Elms/Kings Acre locality to the north west of central Hereford, a purpose built well proportioned two bedroom ground floor apartment, which is provided with gas central heating and double glazing, allocated garden areas and a garage*

**£150,000 (Leasehold)**

## 44 Haston Close, Three Elms, Hereford, HR4 0RX

### LOCATION

Haston Close is located off Bonnington Drive in the Three Elms district with the rear approach being from Hillary Drive (Kings Acre). The above districts combined offer a range of facilities with further amenities being available at Whitecross roundabout and Hereford as a whole offers a further range of shopping, leisure and recreational establishments together with bus and railway stations.

### DESCRIPTION

44 Haston Close is a purpose built well proportioned ground floor apartment which offers well planned and comparatively spacious accommodation which includes hall, fitted kitchen, sitting room, two good sized bedrooms and a bathroom. Unusually the property has the benefit of an allocated garden area to the front together with a further garden area at the rear and of particular note is the fact the property has a garage, again located to the rear. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

Shared entrance porch with store cupboard and door to;

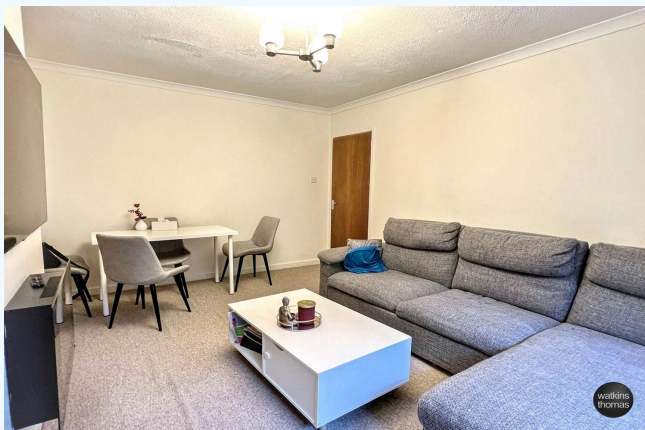
### Reception Hall

With radiator, door to an under stair storage cupboard, door to further cupboard with fitted shelves and having doors to the bathroom, kitchen, two bedrooms and sitting room.

### Sitting Room

4.5m (14'9) x 3.48m (11'5)

With a double glazed window overlooking a garden area, coving to ceiling, radiator and wall mounted electric fire.



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### Kitchen

3.4m (11'2) x 3.43m (11'3)

With a double glazed window overlooking the garden area and with fitted base cupboards with working surfaces over, tiled surrounds and eye level cabinets. Built in electric oven with four ring hob over and cooker hood above, together with a single drainer sink unit with mixer tap. Radiator.



### Bedroom 1

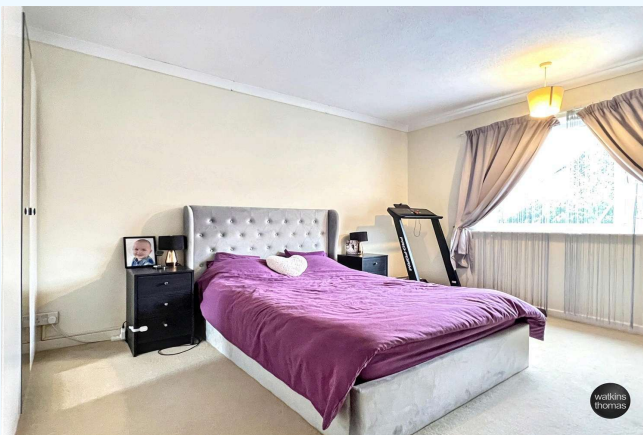
4.42m (14'6) x 3.61m (11'10)

With a double glazed window, coved ceiling and radiator.

### Bedroom 2

3.56m (11'8) x 2.44m (8')

With a double glazed window to a garden area, coved ceiling, door recess and door to cupboard in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water.



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### Bathroom

2.39m (7'10) x 1.91m (6'3)

With white suite comprising bath with electric shower over, pedestal wash basin and low level WC. Double glazed window and radiator.



### OUTSIDE:

To the front of the property there is an allocated lawned garden area with planted shrubs and a silver birch. At the rear there is a further allocated garden area. Adjacent to the front door there is a BIN STORE/STORE SHED (5'10 x 2'9")

GARAGE (17'5 x 9') Approached from Hillary Drive, there is a block paved forecourt off which is situated the END OF TERRACE GARAGE with up and over door to the front.

### COUNCIL TAX BAND A

Payable to Herefordshire Council

### 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.

### TENURE

It is understood that there are 88 years remaining on the lease.

### GROUND RENT & SERVICE CHARGES

The current ground rent for the property is £TBC.

The current service charge for the property is £TBC.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

From central Hereford the most direct vehicular route is to proceed initially into Eign Street and follow through into Whitecross Road. Continue to the end of Whitecross Road and at the roundabout take the second exit into Kings Acre Road. Take the third turn on the right signposted Haston Close and then the entrance to the garage areas will be reached on the right hand side.

Alternatively from Whitecross roundabout take the third exit into Three Elms Road and then take the third left hand turn into Bonnington Drive. Off Bonnington Drive turn into Hillary Drive and proceed to its end where the property will be identified across the green 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).

14th April 2026

ID42163

### 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.

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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.

