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## 16 Newtown Road, Hereford, HR4 9LL

*Situated to the north of Hereford city, a superbly presented four bedroom, three storey family house with gas central heating, double glazing and enclosed rear garden.*

**£260,000 (Freehold)**

# 16 Newtown Road, Hereford, HR4 9LL

## LOCATION

The property is located on Newtown Road, which lies to the north of Hereford city with close and convenient access to the city centre. 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 superbly presented, four bedroom three storey family home with gas central heating, double glazing and enclosed garden. To the rear of the property is a parking area where two permits can be obtained to provide off road parking. The accommodation comprises entrance hall, kitchen, cloakroom, sitting room, first floor landing with two bedrooms and bathroom, second floor landing with access to two further bedrooms, one of which is the master bedroom with ensuite shower room. In more detail, the accommodation comprises;

### ON THE GROUND FLOOR:

Canopy entrance porch with panelled entrance door leading to the;

#### Entrance Porch

With double glazed window, panelled radiator, vinyl flooring and door to the entrance hall.

#### Entrance Hall

With smoke alarm, panelled radiators, stairs to the first floor, vinyl flooring, access to the kitchen, cloakroom and sitting room.

#### Kitchen

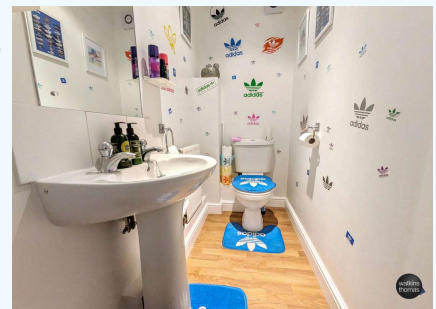
2.87m (9'5) x 2.39m (7'10)

With front aspect double glazed window, a range of units comprising one and a half bowl stainless steel sink drainer unit, work surface, splashbacks, base units under with matching wall units, integrated electric oven, integrated microwave, gas hob with cooker hood over, plumbing and space for washing machine, cupboard housing the gas central heating boiler, integrated fridge/freezer, wine rack, inset spotlights, panelled radiator and tiled flooring.



#### Cloakroom

With low flush WC, pedestal mounted wash hand basin, tiled splashback, panelled radiator, extractor fan and vinyl flooring.



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### Sitting Room

4.22m (13'10") x 3.73m (12'3")

With rear aspect double glazed window, TV point, wall mounted electric fire, two panelled radiators, coved ceiling, under stairs storage cupboard and double glazed french doors giving access to the rear garden.



### ON THE FIRST FLOOR:

#### Landing

With panelled radiator, smoke alarm, stairs to the second floor, doors to two bedrooms and bathroom.

#### Bedroom 3

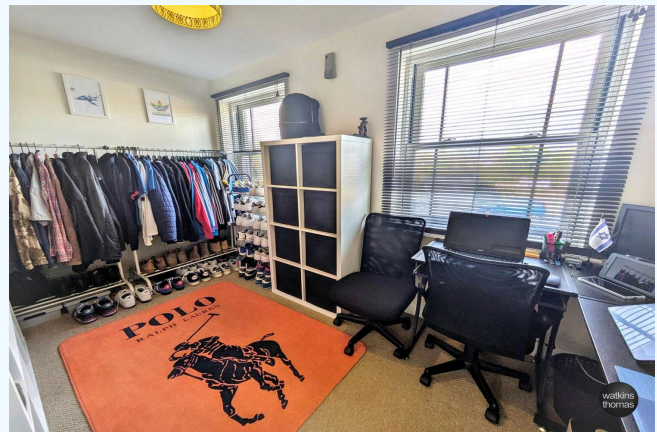
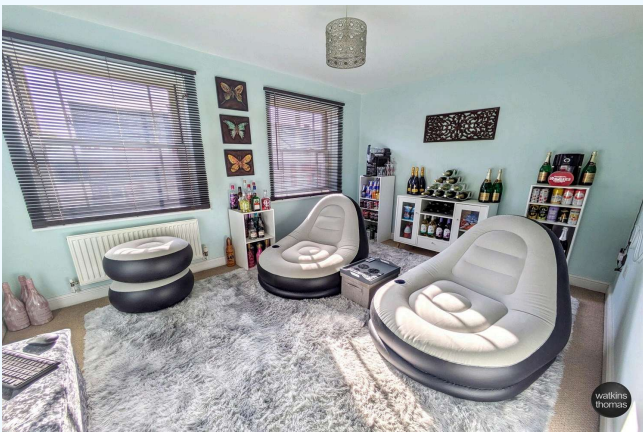
3.73m (12'3") x 2.87m (9'5")

With two front aspect double glazed windows, panelled radiator and TV point.

#### Bedroom 4

3.76m (12'4") x 2.24m (7'4")

With rear aspect double glazed window and panelled radiator.



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### Bathroom

2.69m (8'10) x 1.85m (6'1)

With suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin, low flush WC, heated towel rail, light with shaver point, extractor fan and vinyl flooring.



### SECOND FLOOR LANDING:

With panelled radiator, smoke alarm, access hatch to loft space, doors to bedrooms 1 and 2.



### Bedroom 1

3.73m (12'3) x 3.2m (10'6) (plus door recess)

With two rear aspect double glazed windows, panelled radiator, TV point and door to ensuite shower room.

### Ensuite Shower Room

With shower cubicle and thermostatically controlled shower, low flush WC, pedestal mounted wash hand basin, heated towel rail, partially tiled wall surround, light with shaver point and vinyl flooring.



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### Bedroom 2

3.73m (12'3) x 2.87m (9'5)

With two front aspect double glazed windows, panelled radiator and TV point.



### OUTSIDE:

To the immediate rear of the property is a patio area with two useful storage sheds and the garden is enclosed by fencing to provide a degree of privacy with a side access gate giving access to the parking area.



### Estate Agent's Note

Please note that the parking area requires parking permits which would allow two vehicles to park in this area.

### COUNCIL TAX BAND D

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](tel:01432272280) .

### DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street. On reaching the roundabout, take the third exit onto Newtown Road. Continue along Newtown Road and the property is located on the left hand side.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . 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).

15th April 2026

ID42649

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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		86 B
69-80	C	74 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.

