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#### 4 Bilston Close, Hereford, HR4 9PL

*Situated to the north of Hereford city, a well presented three bedroom, three storey, semi detached family home with gas central heating, double glazing, off road parking, garage and enclosed rear garden.*

**£295,000 (Freehold)**

## 4 Bilston Close, Hereford, HR4 9PL

### LOCATION

The property is located to the north of Hereford in the popular Westfields district. In the area are a range of amenities, including Co-op supermarket 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 well presented three double bedroom semi detached family home with double glazing, gas central heating, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/dining room, utility, first floor landing with access to two double bedrooms, en-suite to the master bedroom and shower room and second floor landing with access to the third bedroom. In more detail, the accommodation comprises;

### ON THE GROUND FLOOR:

Side aspect double glazed panelled entrance door leading to the;

### Entrance Hall

With side aspect double glazed windows either side of the door, cupboard housing the gas central heating boiler, stairs to the first floor, doors to the kitchen and sitting room, thermostat for central heating and tiled flooring.

### Sitting Room

5m (16'5) (maximum) x 4.62m (15'2) (maximum)

With front aspect double glazed window, wood burning stove with oak mantel over, coved ceiling, engineered oak flooring, panelled radiator and under stairs storage cupboard.



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### Kitchen/Dining Room

4.6m (15'1) x 2.92m (9'7)

With rear aspect double glazed french doors to the utility, a range of units comprising one and a half bowl stainless steel sink unit with marble work surface, base units under with matching wall units, space for cooker, integrated fridge/freezer, pantry cupboard, inset spotlights and feature panelled radiator.



### Utility

3.43m (11'3) x 1.65m (5'5)

With rear and side aspect double glazed windows, larder cupboard, plumbing and space for washing machine, space for a tumble dryer and double glazed UPVC door to the garden.

### ON THE FIRST FLOOR:

#### Landing

With storage cupboard, stairs to second floor landing, doors to two bedrooms and bathroom.

#### Bedroom 1

3.76m (12'4) x 2.92m (9'7)

With rear aspect double glazed window, panelled radiator, coved ceiling and glass sliding door to the ensuite shower room.

#### Ensuite Shower Room

With shower cubicle and thermostatically controlled shower, wash hand basin, low flush WC, inset spotlights, vinyl flooring, extractor fan and fully tiled wall surround.

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### Bedroom 2

3.84m (12'7") (to the wardrobe) x 3.1m (10'2")

With front aspect double glazed window, built in wardrobes and panelled radiator.



### Shower Room

With side aspect double glazed window, shower cubicle, thermostatically controlled shower, low level wc, vanity wash hand basin, heated towel rail, shower boarded surrounds, extractor fan spot lights and vinyl flooring.



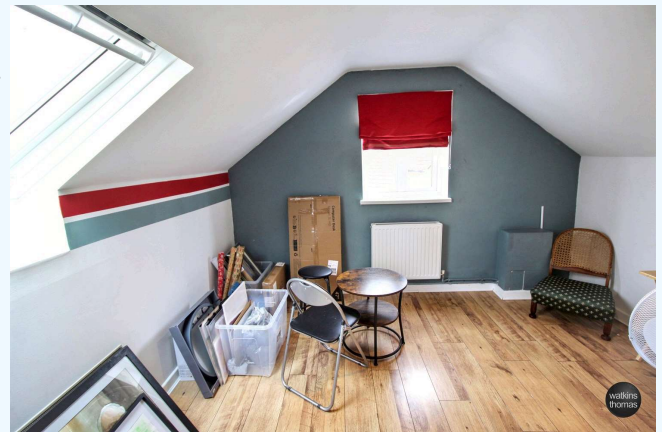
### SECOND FLOOR LANDING:

With smoke alarm and door to bedroom.

### Bedroom 3

3.61m (11'10") (maximum) x 3.58m (11'9") (maximum)

With rear aspect double glazed velux window, side aspect double glazed window, panelled radiator and laminated flooring.



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### OUTSIDE:

To the front of the property is a lawned garden with driveway giving access to the GARAGE with up and over door. To the immediate rear of the property is a patio with steps leading to the main garden which is laid to lawn with shrub borders. The garden is enclosed by fencing to provide a degree of privacy.



### COUNCIL TAX BAND C

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 first exit onto Newtown Road. Continue over the bridge to the next roundabout and take the first exit onto Grandstand Road. Continue along Grandstand Road to the mini roundabout and take the second exit continuing along Grandstand Road. Then the second right into Westfield Street and first right into Bilston Close, where the property is located in the cul de sac position as indicated by the 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).

17th April 2026

ID42739

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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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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.

