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16 Doncaster Avenue, Hereford, HR4 9TE

Situated to the north of Hereford city in the popular residential location of Bobblestock, a well presented 3/4 bedroom link detached home with gas central heating, double glazing, off road parking, detached garage and enclosed rear garden.

£290,000 (Freehold)

Residential Sales

16 Doncaster Avenue, Hereford, HR4 9TE

LOCATION

Doncaster Avenue is located in the popular Bobblestock residential district, which lies to the north of Hereford city centre. In the locality, there are a range of amenities, including supermarket and doctor's surgery 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 3/4 bedroom link detached family home with gas central heating, double glazing, garage and enclosed rear garden. The accommodation comprises entrance hall, open plan sitting room/kitchen, dining area, cloakroom, downstairs bedroom with ensuite, first floor landing with access to three further bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Hall

With front aspect double glazed panelled entrance door, stairs to the first floor, tiled flooring, door to the sitting room/kitchen and bedroom one.

Open Plan Sitting Room/Kitchen

6.15m (20'2) x 5.23m (17'2) (maximum) narrowing to 13' 10

Sitting Room Area

With rear aspect double glazed window, TV point, panelled radiator, under stairs storage cupboard, tiled flooring, access to the kitchen and cloakroom.



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Cloakroom

With front aspect double glazed window, low flush WC, wash hand basin with tiled splashbacks and tiled flooring.

Kitchen Area

With front aspect double glazed window, a range of units comprising stainless steel double sink unit, work surface with tiled splashbacks, matching range of wall and base mounted units, integrated electric double oven, integrated microwave, integrated electric hob with cooker over, integrated dishwasher, integrated fridge/freezer, integrated washing machine, larder cupboard, breakfast bar with drawer units and cupboard below, tiled flooring and access to the dining area.



Dining Area

2.46m (8'1) x 2.29m (7'6)

With rear aspect double glazed window, feature panelled radiator, tiled flooring, rear aspect sky light and side aspect double glazed french doors giving access to the rear garden.



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ON THE FIRST FLOOR:

Landing

With front aspect double glazed window, access hatch to loft space, storage cupboards, doors to bedrooms and bathroom.

Bedroom 1

With front aspect double glazed window, panelled radiator, access hatch to loft space, tiled flooring and access to the ensuite.

Ensuite Shower Room

With rear aspect double glazed window, double shower cubicle with rain water shower head with further hand held shower which is all thermostatically controlled, shower boarded surround, vanity wash hand basin, heated towel rail and tiled flooring.



Bedroom 2

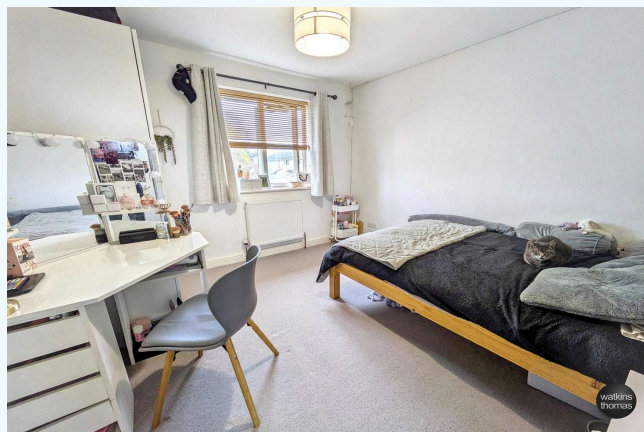
3.35m (11') x 3.02m (9'11')

With rear aspect double glazed window and panelled radiator.

Bedroom 3

3.02m (9'11) x 2.41m (7'11) (plus door recess)

With rear aspect double glazed window and panelled radiator.



Bedroom 4

2.72m (8'11) (maximum) x 2.11m (6'11) (maximum)

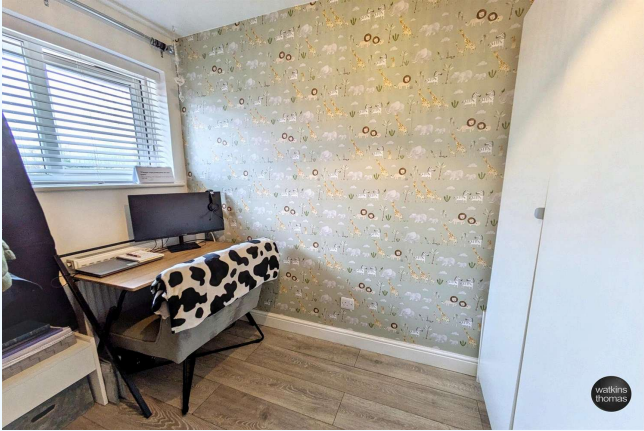
Irregular shaped room with front aspect double glazed window, panelled radiator, cupboard housing the Worcester gas central heating boiler and laminated flooring.

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Bathroom

2.08m (6'10) x 1.75m (5'9)

With front aspect double glazed window, suite comprising a freestanding bath with mixer tap, low flush WC, vanity wash hand basin, partially tiled wall surround, heated towel rail, extractor fan, inset spotlights and tiled flooring.



OUTSIDE:

To the front of the property is a parking area with gravelled driveway giving access to the garage. A side access gate gives access to the rear garden.

Garage

8.33m (27'4) x 4.06m (13'4) (maximum)

Irregular shaped with electric roller door, power, lighting, two skylights and side aspect double glazed panelled door.

Garden

To the immediate rear of the property is a patio with gravelled area leading to a lawned garden. There is a useful storage shed and 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.

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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 Whitecross Road. On reaching the roundabout, take the third exit onto Three Elms Road. Continue along Three Elms Road, passing Anette's furniture world and take the right hand turning into Sandown Drive. Continue along Sandown Drive, turning left into Doncaster Avenue. After a short distance, take the right hand turning and the property is located in the cul de sac position 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

4th April 2026

ID42668

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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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 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.

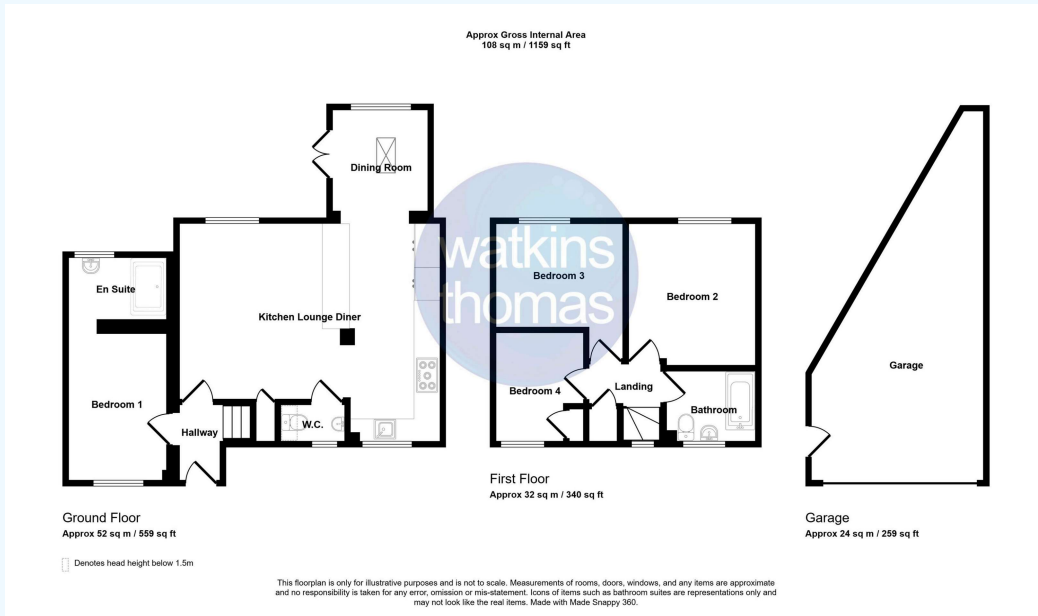
For properties in England and Wales:

- 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.



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