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121 Springfield Avenue, Hunderton, Hereford, HR2 7JJ

Situated to the south of Hereford City a well presented, four bedroom, end of terrace family home with gas central heating, double glazing and enclosed gardens.

£225,000 (Freehold)

Residential Sales

121 Springfield Avenue, Hunderton, Hereford, HR2 7JJ

LOCATION

The property is located to the south of Hereford City in the well established residential location of Hunderton. In the area are a range of amenities 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 an extended, four bedroom, end of terrace family home with the added benefit of gas central heating, double glazing and enclosed gardens to the front and rear. The accommodation comprises entrance hall, sitting room, dining room, downstairs bedroom with study, L-shaped kitchen, first floor landing with access to three bedrooms, shower room and toilet. 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, panelled radiator, stairs to the first floor, smoke alarm and door to the sitting room.

Sitting Room

3.61m (11'10) x 3.1m (10'2)

With front aspect double glazed window, panelled radiator, television point, laminated flooring and access to the dining area.



Dining Area

5.03m (16'6) x 2.34m (7'8) (max)

With dual aspect windows, panelled radiator, laminated flooring, door to the kitchen and door to the downstairs bedroom.



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Bedroom 4

3.15m (10'4) x 2.67m (8'9)

With side aspect double glazed window, panelled radiator, access hatch to loft space and access to dressing room/study.



Dressing Room/Study

3.15m (10'4) x 2.31m (7'7)

With side aspect double glazed window and panelled radiator.



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Kitchen

4.42m (14'6) (maximum) x 5.41m (17'9) (maximum - L-shaped room)

With rear aspect double glazed window, stainless steel 1½ bowl sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units, plumbing and space for washing machine, space for dishwasher, space for upright fridge freezer, space for cooker, space for tumble dryer, breakfast bar, panelled radiator, further front aspect double glazed window and laminated flooring.



ON THE FIRST FLOOR:

Landing

With airing cupboard housing the Worcester gas central heating boiler, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

3.63m (11'11) x 3.1m (10'2)

With front aspect double glazed window, built-in single wardrobe and panelled radiator.

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Bedroom 2

3.58m (11'9) x 2.69m (8'10)

With front aspect double glazed window, built-in storage cupboard, panelled radiator and access hatch to loft space.



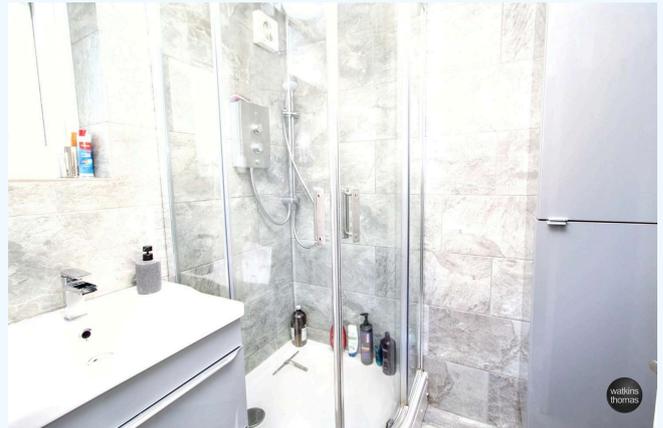
Bedroom 3

2.72m (8'11) x 2.26m (7'5)

With rear aspect double glazed window, built-in single wardrobe and panelled radiator.

Shower Room

With rear aspect double glazed window, shower cubicle with electric shower, low flush wc, vanity wash hand basin, wall unit, extractor fan, fully tiled wall surround, heated towel rail and tiled flooring.



WC

With rear aspect double glazed window, panelled radiator, low flush wc and vinyl flooring.

OUTSIDE:

To the front of the property is a path giving access to the front door, there is also a lawn area and the garden is enclosed by hedging to provide a degree of privacy. A side path gives access to the rear garden where there is a patio area leading to the main garden which is laid to lawn. The garden is enclosed by fencing to provide a degree of privacy.

COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Standard 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.

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DIRECTIONAL NOTE

Proceed out of Hereford over Greyfriars Bridge, turn onto Belmont Road and immediately right onto Belmont Avenue. Take the second left into Springfield Avenue where the property is located on the left hand side as indicated 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

30th March 2026

ID42634

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		79 C
55-68	D	62 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.

