



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## 32 Kings Acre Road, Hereford, HR4 0RG

*A substantial period house located in the Kings Acre district presented in excellent order throughout. The property offers very well proportioned, five bedroom accommodation, which is centrally heated, arranged over three levels. Cellar area, parking and gardens.*

**£365,000 (Freehold)**

**Residential Property Sales**

# 32 Kings Acre Road, Hereford, HR4 0RG

## LOCATION

Kings Acre Road lies to the west of central Hereford and is near to a range of facilities and amenities including primary and secondary schools. A range of services are available at Whitecross. Hereford as a whole, City Centre approximately 1¼ miles, offers an excellent range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

32 Kings Acre Road is a substantial house which has been extensively upgraded and improved over the years and it now offers a particularly generous level of accommodation which is centrally heated and part double/part secondary glazed. There are period features, rooms are well proportioned and high and in more detail the accommodation comprises:

### ON THE GROUND FLOOR:

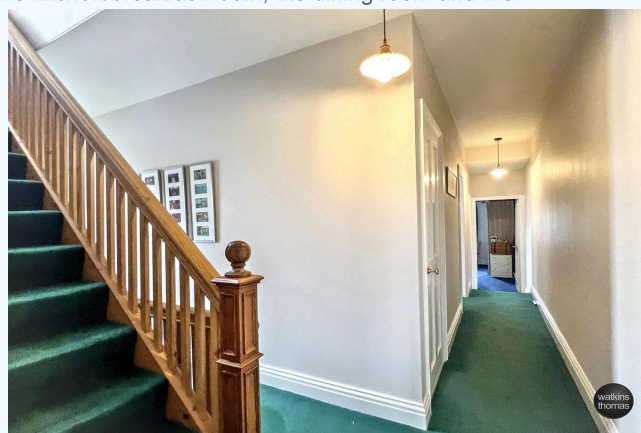
#### Recessed Entrance Porch

With decorative brickwork, pattern tiled floor and original four panel front door with brass letterbox and door knob with window over to:

#### Reception Hall

8.23m (27') (overall) x m (')

With a 6' wide recess off and with a wide stairway with wooden banister, hand rail and newel post to the first floor, double glazed window to the side, stripped panelling to under-stair area and door to the lower ground floor. Radiator, decorative archway, 9' high ceilings and picture rail. Mat-well, further radiator and with doors to the kitchen/breakfast room, the dining room and the:



#### Sitting Room

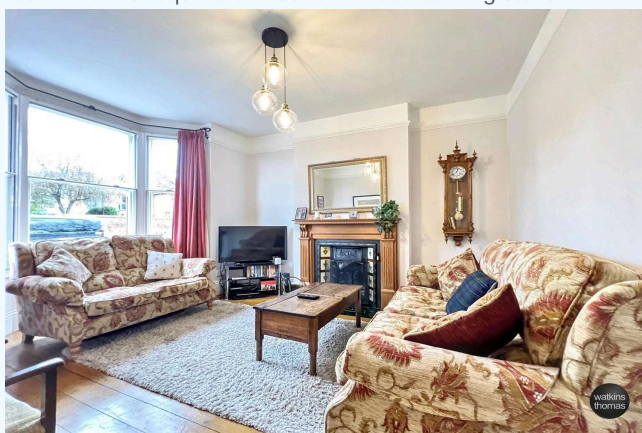
3.71m (12'2) x 3.66m (12') (14' into bay)

With a feature secondary glazed bay window to the front, picture rail, 9' ceiling height and with a timber fire surround with cast iron and tiled inset, tiled hearth and open grate. Radiator and exposed floor boards.

#### The Dining Room

4.06m (13'4) x 3.66m (12')

With a double glazed sash window to the side and with a casement door with adjacent original window opening to and overlooking the rear garden with windows over. This room again has a 9' ceiling height, picture rail, exposed floor boards and with a timber fire surround with harlequin tiled floor and wood burning stove.



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### Kitchen/Breakfast Room

3.1m (10'2) x 5.13m (16'10) (20'7 maximum)

With a sash window and double glazed window to the side, radiator, wall mounted gas fired boiler, providing central heating and domestic hot water and with two walls having fitted units including the first with a single drainer sink unit with mixer tap over and drainer, base cupboards, working surface, plumbing for dishwasher and with tiled surrounds. To the second wall there is again a run of wood fronted base cupboard units with roll edged working surface over, tiled surrounds and eye level cabinets together with glass fronted units and open shelving. Recess with space for oven and with recess with plumbing for washing machine with shelving over, ceramic floor tiles, two sets of ceiling spot light fittings and with double glazed French doors opening to the rear garden area and with a door to:



### Cloakroom

1.37m (4'6) x .86m (2'10)

With white suite comprising low level wc and wall hung wash basin. Part tiled walls, quarry tiled floor and electric heater. Double glazed window and extractor unit.

### ON THE FIRST FLOOR:

### Landing

Approached over a return stairway and with a sash window to the side, wealth of exposed timber to the stairway including stripped newel posts, a stairway leads off to the second floor and with doors to the three bedrooms, bathroom and THE AIRING CUPBOARD with insulated hot water cylinder.

## 32 Kings Acre Road, Hereford, HR4 0RG

### Bedroom 1

5.05m (16'7) x 3.66m (12') (14'5 into bay)

With a secondary double glazed bay window to the front overlooking Kings Acre Road, picture rail, radiator and with a ceiling height of 8'7 and having a cast iron grate with tiled hearth, exposed floor boards and two radiators.



### Bedroom 2

4.01m (13'2) x 3.66m (12')

With a sash double glazed window to the side, secondary glazed sash window to the rear garden and with high level cabinets, picture rail, original cast fire surround with tiled hearth, exposed floor boards, radiator and vanity wash basin with tiled surround and cupboards below.

### Bedroom 3

3.07m (10'1) x 2.97m (9'9) (plus a deep door recess)

With a secondary glazed window overlooking the garden and other gardens at the rear. Radiator.



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### Bathroom

2.13m (7'0) x 1.88m (6'2)

Immaculately presented with white suite comprising bath with tiled surrounds and thermostatically controlled shower unit over, pedestal wash basin and low level wc. Part tiled walls, sunken ceiling lights, extractor unit and sash window.



### ON THE SECOND FLOOR:

### Landing

Again approached over a stairway with fine hand rail, sash window and with doors to bedroom 5 and:

### Bedroom 4

3.68m (12'1) x 3.1m (10'2)

With a secondary glazed sash window to the side looking up Kings Acre Road and across rooftops to local hill ranges topped in woodland in the distance, two eaves storage cupboards, radiator, exposed floor boards, doors to high level deep storage cupboards and with a door to:

### En-Suite Shower Room

3.07m (10'1) x 1.17m (3'10)

With white suite comprising shower cubicle with sliding screen doors and electric Mira Sport shower unit with extractor unit over, extensively tiled walls, pedestal wash basin with mixer tap and low level dual flush wc. Ladder radiator, exposed floor boards and velux roof light together with extractor unit.



### Bedroom 5

5m (16'5) x 2.39m (7'10)

With velux roof light, stripped purlin, eaves storage cupboards, book shelving, radiator and with doors to a over-stair cupboard and full height door to a further over-stair cupboard (4'10 x 3') with hanging rail.



## 32 Kings Acre Road, Hereford, HR4 0RG

### ON THE LOWER GROUND FLOOR:

#### Cellar

4.57m (15'0) x 5.08m (16'8) (plus recess)

With a ceiling height of approximately 6' and having electric light and power points.

### OUTSIDE:

From Kings Acre Road, a pair of iron gates in brick pillars with stones over, opens to a driveway and parking area.

Ironwork between brick posts with decorative stones over and a gate opens to the front hard-standing garden area. To the left of the driveway there is an ornamental tree. To the side there is a Wisteria and the side garden is bounded by a Yew hedge. Within the hedge there is a gate opening to the rear garden and a paving stone pathway leads to the rear hard landscaped garden/sun terrace/entertaining area. There is a lawned garden area with part brick edge with flower borders beyond, a Wendy house, Silver Birch, deep beds and borders and a WORKSHOP/STORE.

### COUNCIL TAX BAND C

Payable to Herefordshire Council

### DIRECTIONAL NOTE

From central Hereford proceed initially west into Eign Street and follow through and continue for the length of Whitecross Road. At the roundabout take the second exit into Kings Acre Road and Number 32 will be identified on the right hand side by the agents for sale board.

### 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. The property has the benefit of gas central heating. 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.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J 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) or [www.onthemarket.co.uk](http://www.onthemarket.co.uk).

### 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.

2nd April 2026

ID = 4157