



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



16 Brighton Grove, Bobblestock, Hereford, HR4 9TS

An inner terrace centrally heated and double glazed one bedroom bungalow, located in a cul de sac to the north west of central Hereford.

£160,000 (Freehold)

16 Brighton Grove, Bobblestock, Hereford, HR4 9TS

LOCATION

Brighton Grove is a residential cul de sac, located off Kempton Avenue, which lies on the Bobblestock development. In the locality there are a range of amenities, including a supermarket, doctor's surgery, public house and city bus service. Hereford as a whole (city centre approximately two miles) offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION

16 Brighton Grove is a middle terrace purpose built bungalow residence, which has the benefit of a gas fired central heating system, replacement double glazed windows and a conservatory addition at the rear. The property would now benefit from some refitting and upgrading works and it in more detail comprises;

ON THE GROUND FLOOR ONLY:

Enclosed Entrance Porch

Approached through a double glazed sliding door and with a double glazed door to the;

Open Plan Living Accommodation

Which in parts comprises;

Sitting Room

4.27m (14') x 4.27m (14')

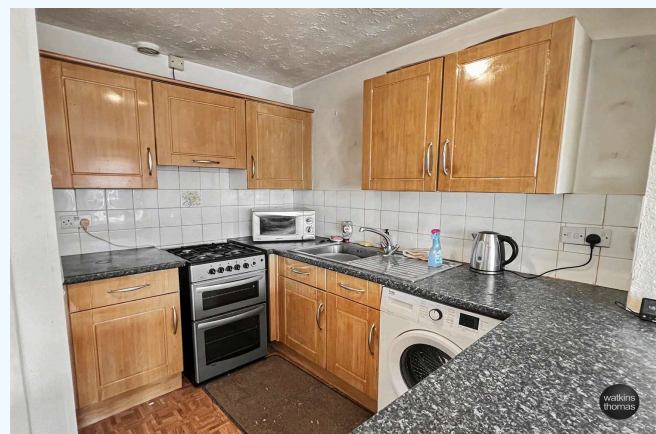
With a double glazed window to the front, radiator, television point and with a door to inner hall and opening to the;



Kitchen Area

2.49m (8'2") x 1.75m (5'9")

With single drainer sink unit with mixer tap, fitted base cupboards with working surface over, tiled surrounds and eye level cabinets. Recess for oven, recess with plumbing for washing machine and breakfast bar area.



Lobby

With a door to the bedroom and door to;

16 Brighton Grove, Bobblestock, Hereford, HR4 9TS

Shower Room

2.29m (7'6") x 1.47m (4'10") (maximum)

With shower boarded walls and suite comprising corner shower cubicle with electric shower unit, pedestal wash basin and low level WC. Extractor unit, ladder type radiator and door to boiler cupboard with a wall mounted gas fired boiler which provides central heating and domestic hot water.



Bedroom

4.27m (14') x 2.67m (8'9")

With radiator and double glazed window and double glazed casement door to;

Conservatory

4.34m (14'3") x 1.96m (6'5")

With part double glazed elevations with a triplex roof over, radiator and door to the rear patio garden.



OUTSIDE:

At the front of the property there is a pebbled garden area within a low picket fence. The rear garden is laid to paving stones and is enclosed by close board fencing. It is understood that the property has the benefit of a rear pedestrian right of access.



Parking

It is understood that the property has the benefit of an allocated car parking space.

COUNCIL TAX BAND A

Payable to Herefordshire Council.

16 Brighton Grove, Bobblestock, Hereford, HR4 9TS

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

From central Hereford, proceed west into Eign Street and follow through into Whitecross Road. Continue for the length of Whitecross Road and at the roundabout take the third exit into Three Elms Road and then turn right into Grandstand Road and then left into Kempton Avenue. Continue along Kempton Avenue, take the right hand turn into Brighton Grove and number 16 will be identified on the right hand side.

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 May 2026

ID41428

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.

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.