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### **Columbia, Coldwells Road, Munstone, Hereford, HR1 1LH**

*Located just over a mile north of the outskirts of the city of Hereford in a semi rural position, a substantial 4/5 dormer style residence which is set on a third of an acre plot. The property requires an extensive schedule of refitting and upgrading works.*

**£350,000 (Freehold)**

**Residential Sales**

# Columbia, Coldwells Road, Munstone, Hereford, HR1 1LH

## LOCATION

Coldwells Road runs between Munstone Cross and Holmer, a back lane which runs parallel with the Roman Road to the north of the outskirts of Hereford. The property occupies an enviable position, being accessible and convenient to Hereford's range of shopping, leisure and recreational facilities, educational establishments, bus and railway stations.

## DESCRIPTION

Columbia is a detached residence which was probably built in the 1950s and occupies a mature site which extends to about one third of an acre. The extensive accommodation is centrally heated and double glazed. It would now benefit from an extensive schedule of refitting and upgrading works and in more detail it comprises;

### ON THE GROUND FLOOR:

#### Entrance Veranda

7.01m (23') x 1.42m (4'8')

With two stone pillars under a triplex roof. Steps rise and a door opens to;



#### Principal Reception Area

4.95m (16'3) x 1.52m (5')

With wooden stairway rising to the first floor and approached through a double glazed door with wooden stairway rising to the first floor, dado rail, radiator, wood laminate flooring, recess with further radiator and to the right there are doors opening to the bedrooms, there is a door to the bathroom, a door to the sitting room and opening to inner hall with two cupboards off and with doorways to the kitchen and a second door to the;

#### Living Room

5.13m (16'10) x 3.61m (11'10) (16' 10 maximum)

With double glazed windows to two aspects, coved ceiling, two radiators and stone tiled fire surround. Wall light points.



#### Kitchen/Breakfast Room

2.69m (8'10) x 3.89m (12'9) (plus recess)

With a single drainer sink unit, fitted base cupboards with working surface over, tiled surrounds and eye level cabinets. Recess with plumbing for washing machine, radiator and floor mounted oil fired boiler. There are two double glazed windows to the rear and a door to a side passageway.



#### Bedroom 1

3.63m (11'11) x 3.56m (11'8)

With a double glazed window to the front. Radiator.

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### Bedroom 2

3.56m (11'8) x 2.97m (9'9)

With a double glazed window to the side. Radiator.

### Bedroom 3/Dining Room

3.51m (11'6) x 2.97m (9'9)

With a double glazed window to the side, a pair of french doors opening to and overlooking the rear garden area. Radiator.



### Bathroom

2.77m (9'1) x 2.67m (8'9) (maximum)

With suite comprising bath, low level WC and wash basin. Radiator.

### ON THE FIRST FLOOR:

### Landing

3.38m (11'1) x 1.22m (4') (including stairwell)

Velux type radiator and eaves cupboard. Doors then open to;

### Bedroom 4

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

With double glazed windows to the side. Radiator.

### Bedroom 5/Study

3.56m (11'8) x 2.46m (8'1)

With a double glazed window to the side, radiator and being approached through a 9'9 by 4'8 wide lobby.



### Shower Room

2.08m (6'10) x 1.96m (6'5)

With a vanity wash basin, shower cubicle and low level WC. Velux type window. Radiator.



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## Driveway and Garage

The property is approached over a splay driveway and a long concrete driveway leads to the GARAGE (17'7 by 8'10) which is approached through a pair of doors. Between the house and the garage there is a covered passageway with a double glazed.....21' by 4'1 which has a double glazed window to the front, door to the rear garden and door to a store (8'8 by 4'5) which is located at the rear of the garage.

## OUTSIDE:

### Gardens

At the front of the property there is a lawned garden area with mature trees, including a weeping silver birch and there are established borders. The front of the garden area is of a comparatively good size and sets the property well back from the road. The rear garden is exceptional for its location in terms of size and historically has offered patio areas, retained brick walling with steps to upper garden area and numerous mature trees and shrubs. The garden area in total extends to about a third of an acre and in the rear garden there is an oil storage tank.



## SERVICES

It is understood that mains electricity and water are connected to the property. Drainage is to a septic tank. 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 Holmer roundabout which is on the northern outskirts of Hereford, go east for approximately half a mile and at the crossroads, turn left into Munstone Road. Continue along Munstone Road to the crossroads (about 0.4 of a mile) and turn left. After a short distance, Columbia 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](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).

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ID42246

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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.

## 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.