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41 Gurney Avenue, Hereford, HR1 1XN

Situated in a highly sought after residential location of Hampton Dene, a well presented three bedroom extended mid terrace family home, with gas central heating, double glazing, off road parking and enclosed rear garden.

£280,000 (Freehold)

Residential Sales

41 Gurney Avenue, Hereford, HR1 1XN

LOCATION

The property is located to the north east of Hereford city, in the sought after Hampton Dene district. In the area are a range of amenities, including shops, schools, Church, public house 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 three bedroom extended mid terrace family home with the benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen giving access to the extended dining area, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

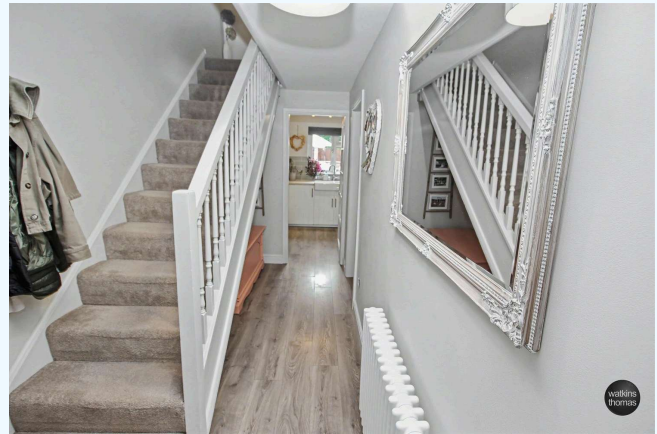
Canopy entrance porch with outside tap and double glazed panelled entrance door leading to the entrance hall.

Entrance Hall

With feature panelled radiator, stairs to first floor, smoke alarm, doors to sitting room and kitchen.

Cloakroom

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



Sitting Room

4.93m (16'2) (maximum) x 3.81m (12'6)

With front aspect double glazed window, feature panelled radiator, coved ceiling, TV point and double doors to the kitchen.



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Kitchen

5.64m (18'6") x 2.54m (8'4")

With rear aspect double glazed window, a range of units comprising ceramic double sink unit with work surface, tiled splashbacks, base units under with matching wall units. Integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated electric double and hob with cooker hood over, laminated flooring and access to the dining area.



Dining Area

2.77m (9'1") x 2.57m (8'5")

With side aspect double glazed window, rear aspect double glazed french doors with double glazed windows either side, feature panelled radiator and laminated flooring.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space which has a pull down ladder and is partially boarded. Smoke alarm, cupboard housing the gas central heating boiler, doors to bedrooms and bathroom.

Bedroom 1

3.58m (11'9") x 3.58m (11'9") (maximum)

With rear aspect double glazed window and panelled radiator.

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Bedroom 2

3.99m (13'1) x 2.95m (9'8)

With front aspect double glazed window, built in wardrobe with hanging rail and shelf and feature radiator.



Bedroom 3

3.07m (10'1) (maximum) x 2.64m (8'8) (maximum)

L shaped room with front aspect double glazed window, feature radiator and built in storage cupboard.

Bathroom

1.98m (6'6) (maximum) x 1.91m (6'3) (maximum)

With rear aspect double glazed windows, suite comprising panel enclosed L shaped bath with thermostatically controlled shower and rain water shower head, low flush WC, wash hand basin, heated towel rail, partially tiled wall surround and laminated flooring.



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OUTSIDE:

To the front of the property is a lawned garden with gravelled border with various shrubs, useful bin storage area and driveway. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with various shrub borders. To the rear of the garden is a further patio and the garden also has the added benefit of two storage sheds and is enclosed by fencing to provide a degree of privacy with a rear access gate.



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.

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 along St Owen Street. Turn right into Eign Road and continue along Eign Road following into Hampton Dene Road. Turn left into Gorsty Lane and follow the road, turning right into Sudbury Avenue, then second left into Gurney Avenue. Follow the road through Gurney Avenue, where the property is located on the left 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.

3rd June 2026

ID43133

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.

