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7 Mayflower Drive, Saxon Gate, Hereford, HR2 6SN

'Set to the south of central Hereford on an established development a two bedroom, coach house style home, which is provided with gas central heating, double glazing and parking. The property is sold on the low cost housing scheme.'

£124,250 (70% of market value - freehold)

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LOCATION

Mayflower Drive is a residential cul-de-sac located on the Saxon Gate development which lies about 1½ miles south of central Hereford. In the area there are amenities with Hereford as a whole offering a wide variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

7 Mayflower Drive is a coach house style home, it occupies a first floor position and includes a private entrance from the ground floor which leads to a landing area off which there is an open plan living room with kitchen area, two bedrooms and a bathroom. The property is centrally heated and double glazed and in more detail it comprises:

ON THE GROUND FLOOR:

Lobby

4.9m (16'1) x 1.93m (6'4)

Approached through a door with double glazed upper panels, two radiators, wood laminate flooring and with a stairway to the:

ON THE FIRST FLOOR:

Landing Area

3.96m (13'0) x 1.7m (5'7)

With sunken ceiling lights, radiator, wood laminate flooring and with doors to storage cupboard, the bathroom, bedrooms 1 and 2 and with an opening to:

THE OPEN PLAN LIVING ACCOMMODATION

4.9m (16'1) x 4.45m (14'7)

With a double glazed window to the front with venetian blind, sunken ceiling lights, radiator, wood laminate flooring, dimmer light switch and with a kitchen area in which there is a Cooke & Lewis composite sink unit with drainer and flexible head taps. Recess with plumbing for washing machine, recess for dishwasher and with base cupboards with working surface over, eye level cabinets, part with tiled surrounds together with a wall mounted gas fired boiler which provides central heating and domestic hot water. Fitted Bush oven with a four ring hob over and cooker hood above.



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Bedroom 1

3.18m (10'5) x 2.82m (9'3) (plus recess)

With a double glazed window to the front with venetian blind. Radiator.

Bedroom 2

3.12m (10'3) x 1.83m (6') (plus over-stair recess)

With a double glazed window to the front with venetian blind. Radiator and access hatch to loft space.



Bathroom

1.88m (6'2) x 1.7m (5'7)

With white suite comprising bath with an electric shower over, screen and tiled walls, mixer tap, pedestal wash basin and low level wc. Radiator, extractor unit and wood grain effect flooring.



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OUTSIDE:

The property has the benefit of a parking space immediately to the front of the property.

AGENT'S NOTE

The property is sold on the low cost housing scheme and the price is based on 70% of the open market value. Applications are subject to conditions and Council approval.

COUNCIL TAX BAND A

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.

DIRECTIONAL NOTE

From central Hereford proceed south over Greyfriars Bridge and at the roundabout take the first exit onto Ross Road. Proceed over the traffic lights by The Broadleys Public House and at the next traffic lights turn left onto Bullingham Lane. Continue to the roundabout and turn left, continue and take the left hand turn into Orchard Avenue and then turn right into Mayflower Drive. The property will be identified in the first courtyard 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.

5th June 2026

ID43163

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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.

Energy rating and score

This property's energy rating is C. 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	75 C	75 C
55-68	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

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.