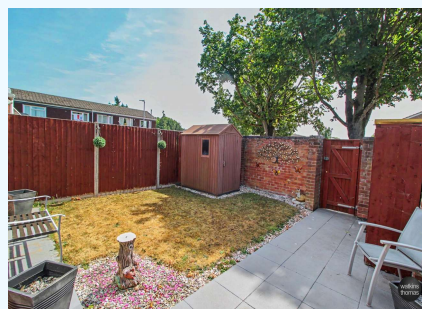




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9 Mayne Avenue, Putson, Hereford, HR2 6HY

'Situated to the south of Hereford City a well presented, two bedroom end of terrace property with gas central heating, double glazing, allocated parking and enclosed rear garden'

£185,000 (Freehold)

Residential Sales

9 Mayne Avenue, Putson, Hereford, HR2 6HY

LOCATION

The property is located to the south of Hereford City in the popular Putson district. In the area are a range of amenities 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, two bedroom end of terrace home with the benefit of gas central heating, double glazing, upvc conservatory, enclosed rear garden and allocated parking. The accommodation comprises entrance hall, kitchen, dining room, sitting room, conservatory, first floor landing with access to two double bedrooms, bathroom and separate wc. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

With front aspect double glazed entrance door leading into the entrance hall with storage cupboard, panelled radiator, laminated flooring, smoke alarm, stairs to the first floor with under-stairs storage area, door to the sitting room and kitchen.

Kitchen

3.28m (10'9) x 2.64m (8'8)

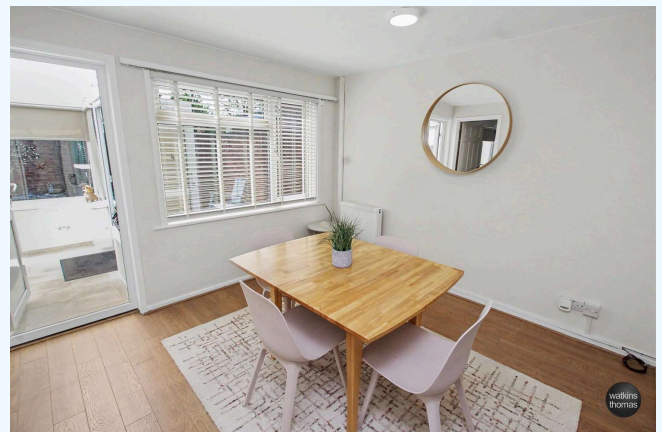
With front aspect double glazed window. A range of units comprising sink drainer unit with work surface, splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over, plumbing and space for washing machine, gas central heating boiler, laminated flooring and door to the dining room.



Dining Room

3.28m (10'9) x 3.2m (10'6)

With rear aspect double glazed window, panelled radiator, laminated flooring, door to the sitting room and double glazed upvc door to the conservatory.



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Conservatory

3.86m (12'8) x 2.69m (8'10)

Of upvc construction with double glazed windows, French doors to the rear garden and panelled radiator.



Sitting Room

4.11m (13'6) x 3.2m (10'6)

With rear aspect double glazed window, panelled radiator, wall mounted electric fire and laminated flooring.



ON THE FIRST FLOOR:

Landing

With airing cupboard, storage cupboard, front aspect double glazed window, smoke alarm, doors to bedrooms, bathroom and wc.

Bedroom 1

3.4m (11'2) (plus door recess) x 3.23m (10'7)

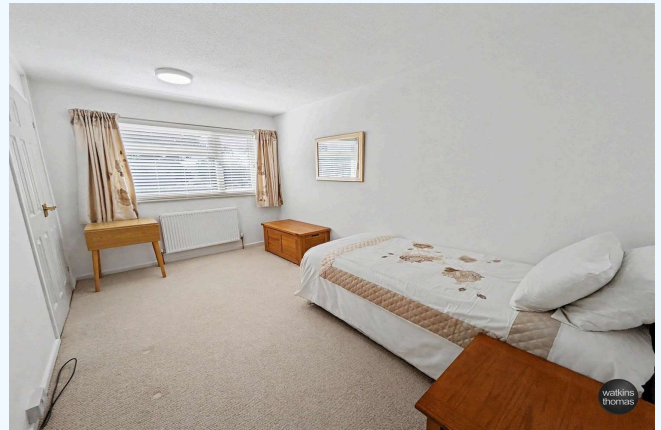
With rear aspect double glazed window, panelled radiator and two built-in double wardrobes.

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Bedroom 2

4.11m (13'6) x 2.62m (8'7)

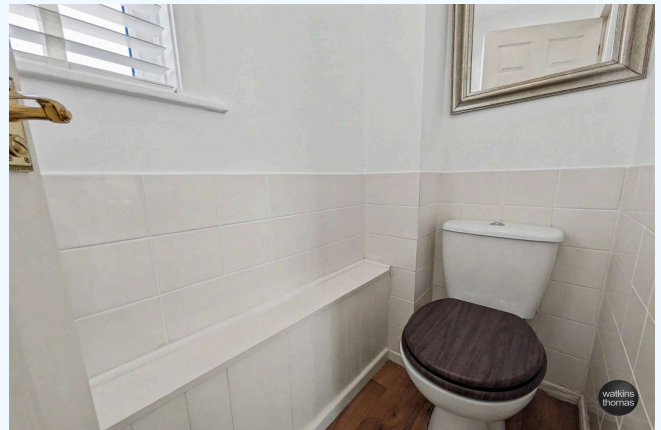
With rear aspect double glazed window, built-in double wardrobe and panelled radiator.



Bathroom

1.75m (5'9) x 1.6m (5'3)

With front aspect double glazed window, suite comprising panel enclosed bath with electric shower over, pedestal mounted wash hand basin, panelled radiator, partially tiled wall surround and vinyl flooring.



OUTSIDE:

To the front of the property is a lawned garden with path leading to the front door. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with gravel border. There is a useful bin storage area and the garden is enclosed by fencing and walling to provide a degree of privacy with a useful rear access gate. Please note there is a shed available by separate negotiation.

Parking - located a short distance from the property is an allocated parking space.

Agent's Note

Please note that the property is subject to probate which has not yet been granted.

COUNCIL TAX BAND B

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.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed out of Hereford along the Ross Road. On reaching the traffic lights turn left onto Holme Lacy Road. Continue along the Holme Lacy Road to the mini roundabout and take the second exit continuing along the Holme Lacy Road. Take the first right hand turning into Winston Road, second left into Manor Road, continue to the T-junction and turn left into Mayne Avenue. Take the first turning on the left hand side where the property is located directly in front of you.

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.

27th July 2026

ID43443

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.

