Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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

41 Princess Avenue, College Estate, Hereford, HR1 1HJ

'Situated to the north of Hereford City a well presented, three bedroom, semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden'

£250,000 (Freehold)

Residential Sales

41 Princess Avenue, College Estate, Hereford, HR1 1HJ

LOCATION
The property is located to the north of Hereford City in the popular College Estate district. In the area are a range of amenities including local shops 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, semi detached family home. The property has the added benefit of gas central heating, double glazing where specified, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen, side porch with downstairs cloakroom, lean-to storage area, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Style Entrance Porch
With a double glazed panelled door leading to the entrance hall.

Entrance Hall
With laminated flooring, stairs to first floor, meter cupboard and door to the sitting room.

Sitting Room
4.22m (13'10) (maximum) x 4.19m (13'9) (maximum)
With front aspect double glazed window, electric fire with decorative surround, coved ceiling, under-stairs storage cupboard and door to the kitchen.

Kitchen
4.19m (13'9) x 2.59m (8'6)
With two rear aspect double glazed windows, a range of units comprising 1½ bowl sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, integrated electric oven integrated microwave oven, gas hob with cooker hood over, integrated washing machine, feature radiator and door to the side porch.

41 Princess Avenue, College Estate, Hereford, HR1 1HJ

Side Porch
With door to cloakroom and access to STORAGE AREA which has a side aspect double glazed window. A side aspect double glazed door to the lean-to storage area.

Cloakroom
With rear aspect double glazed window, low flush wc, panelled radiator and vinyl flooring.

Lean-To Storage Area
6.48m (21'3) x 2.44m (8'0)
With front and rear aspect doors, rear aspect double glazed window, a range of base units and work surface.

ON THE FIRST FLOOR:

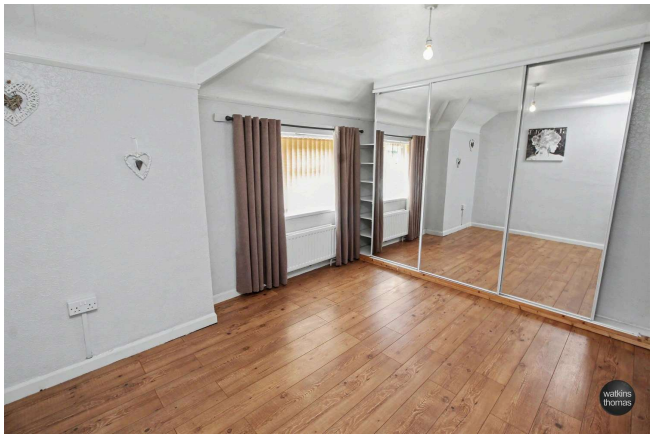
Landing
With side aspect double glazed window, cupboard housing the gas central heating boiler, access hatch to loft space, smoke alarm and panelled radiator.

Bedroom 1
3.68m (12'1) (to the wardrobe) x 3.23m (10'7) (maximum)
With front aspect double glazed window, built-in wardrobe with sliding mirror doors, panelled radiator and laminated flooring.

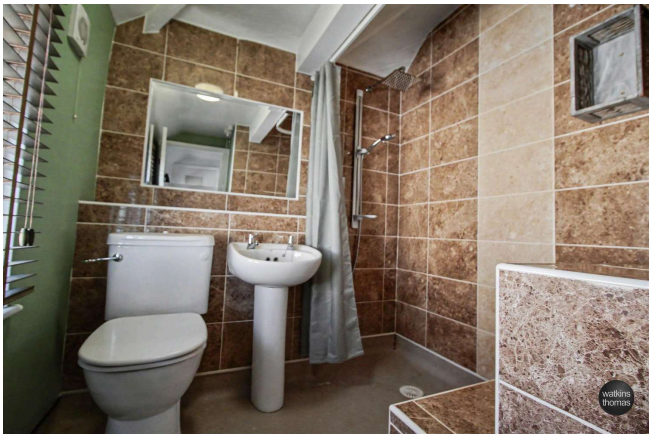
Bedroom 2
3.63m (11'11) x 2.64m (8'8) (maximum)
With rear aspect double glazed window, panelled radiator and built-in wardrobe.

41 Princess Avenue, College Estate, Hereford, HR1 1HJ

Bedroom 3
2.62m (8'7) x 2.44m (8')
With rear aspect double glazed window and panelled radiator.



Shower Room
With side aspect double glazed window, suite comprising thermostatically controlled shower, partially tiled wall surround, low flush wc, pedestal mounted wash hand basin and heated towel rail.



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.

41 Princess Avenue, College Estate, Hereford, HR1 1HJ

OUTSIDE:
To the front of the property is a hard standing gravel area with steps and path giving access to the front and side. To the immediate rear of the property the garden has been landscaped with a raised seating area with patio and path stepping down to a further gravel area with a further steps leading to an additional gravel area where there is a LARGE STORAGE SHED. The garden is enclosed by fencing to provide a degree of privacy.

COUNCIL TAX BAND B
Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE
Broadband - Standard 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
Proceed out of Hereford along Edgar Street. On reaching the roundabout take the third exit onto Newtown Road. At the next roundabout take the first left onto College Road Bridge and proceed over the bridge to the next roundabout. At the roundabout take the first exit and then take the first left into Kingsway taking the second turning on the right hand side into Alexandra Avenue and first left into Princess 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.

25th June 2026
ID43237

41 Princess Avenue, College Estate, Hereford, HR1 1HJ

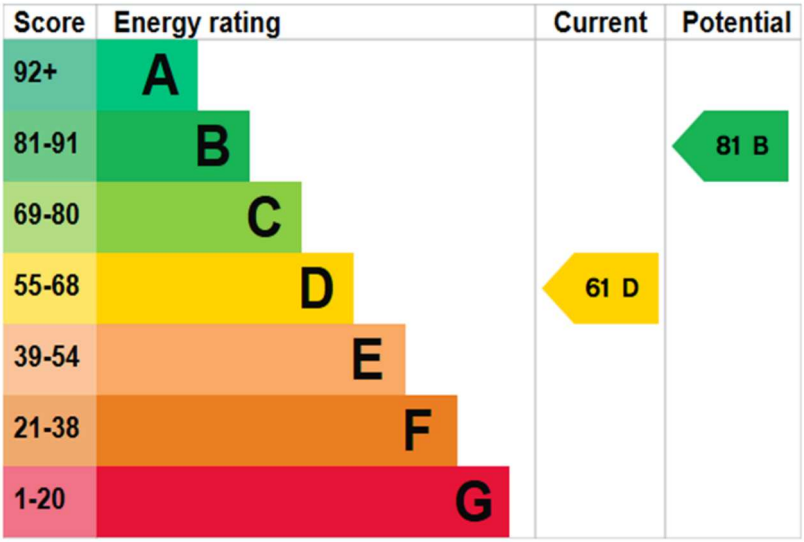
ENERGY PERFORMANCE CERTIFICATE

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 D. It has the potential to be B.

See how to improve this property's energy efficiency.



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:

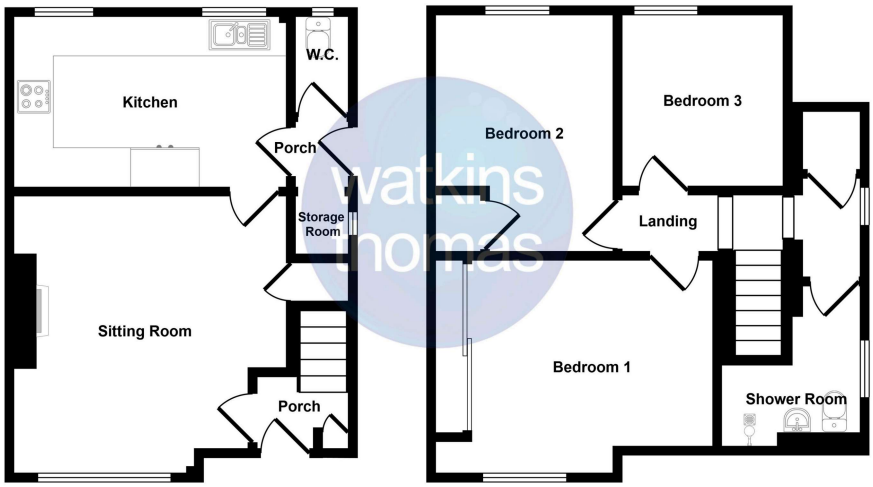
- the average energy rating is D
- the average energy score is 60

41 Princess Avenue, College Estate, Hereford, HR1 1HJ

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.

Approx Gross Internal Area
77 sq m / 831 sq ft



Ground Floor
Approx 35 sq m / 381 sq ft

First Floor
Approx 42 sq m / 449 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.