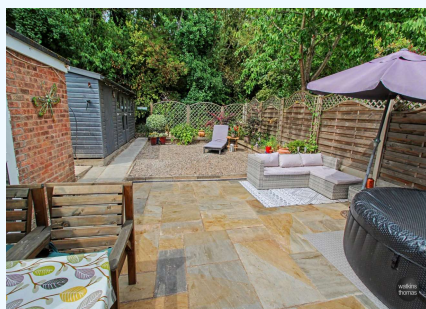
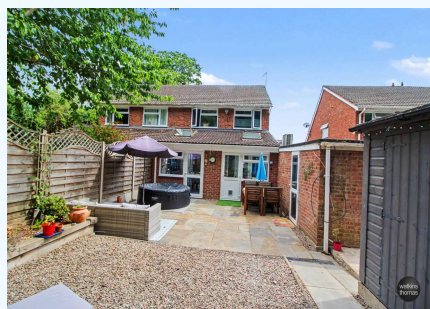




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37 Rosemary Gardens, Hampton Dene, Hereford, HR1 1UW

'Situated to the north east of Hereford City in the sought after Hampton Dene district an extended, four bedroom semi detached home in superb decorative order throughout with gas central heating, double glazing, modern fitted kitchen and bathroom, ample off road parking and enclosed rear garden'

£347,500 (Freehold)

Residential Sales

37 Rosemary Gardens, Hampton Dene, Hereford, HR1 1UW

LOCATION

The property is located to the north east of Hereford City in the popular Hampton Dene district. In the area are a range of amenities including local church, two primary schools and the popular Bishop Of Blue Coat secondary school. 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, extended, four bedroom, semi detached family home with gas central heating, double glazing, off road parking, enclosed rear garden and the garage has been shortened to provide a storage area with a utility to the rear. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen, dining room, first floor landing with access to four bedrooms and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

With side aspect double glazed upvc panelled door leading to the entrance hall with side aspect double glazed window, panelled radiator, tiled flooring, stairs to the first floor, door to the kitchen, sitting room and cloakroom.

Cloakroom

With side aspect double glazed window, low flush wc, wash hand basin, panelled radiator, partially tiled wall surround and tiled flooring.



Sitting Room

4.88m (16'0) (maximum) x 4.22m (13'10)

With front aspect double glazed window, television point, coved ceiling, panelled radiator, storage cupboard, thermostat for central heating, under-stairs storage cupboard, wooden flooring and access to the kitchen.

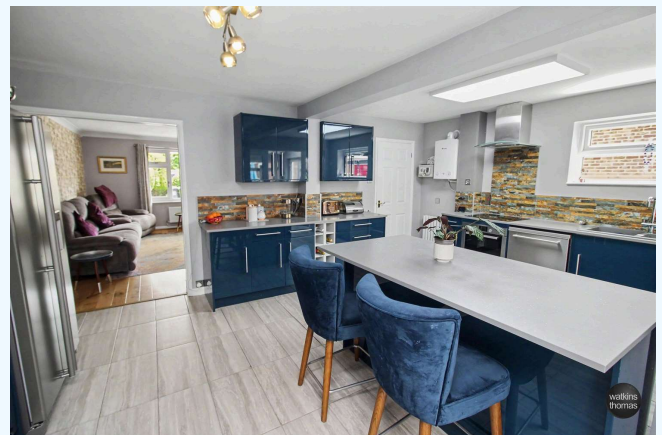


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Kitchen

5.44m (17'10) x 3.76m (12'4)

With side aspect double glazed window, a range of units comprising 1½ bowl sink drainer unit with work surface, tiled splash backs, a matching range of wall and base mounted units, a range of larder/storage cupboards, plumbing and space for washing machine, space for dishwasher, integrated electric double oven and hob with cooker hood over, island with base units under and breakfast bar, two feature radiators, wall mounted gas central heating boiler, rear aspect double glazed windows to the dining room, double glazed door to the dining room and Bi-fold doors to the dining room.



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Dining Room

5.41m (17'9) x 3.25m (10'8)

With side aspect double glazed window, two rear aspect double glazed windows, two panelled radiators, two velux sky lights, inset spot lights, a range of base units with work surface, side aspect double glazed upvc door to the driveway and two rear aspect double glazed doors to the garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space with pull down ladder which is partially boarded and has been shelved, airing cupboard, storage cupboard, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

3.91m (12'10) x 3.02m (9'11) (plus door recess)

With front aspect double glazed window, built-in wardrobe, built-in drawer units and panelled radiator.

Bedroom 2

2.9m (9'6) x 2.67m (8'9)

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



Bedroom 3

3m (9'10) x 2.31m (7'7)

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

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Bedroom 4

2.08m (6'10") x 1.63m (5'4")

With side aspect double glazed window and panelled radiator.



Bathroom

2.64m (8'8") x 2.54m (8'4")

With rear aspect double glazed window and suite comprising panel enclosed bath with mixer tap, separate double shower cubicle with thermostatically controlled shower and shower boarded surround, partially tiled wall surround, low flush wc, wash hand basin, upvc panelled ceiling with inset spot lights, panelled radiator and LVT flooring.



OUTSIDE:

To the front of the property is a driveway with gravel parking area having an outside tap leading to a garage which has been shortened with a stud wall to provide a storage room with power and light and a door to the utility area. The utility area (7'11 x 7'5 (maximum), to the rear of the garage, has a range of wall and base mounted units, work surface, space for tumble dryer and upvc double glazed door giving access to the garden.

To the immediate rear of the property is a patio which leads to a gravel seating area with raised shrub borders. The garden is enclosed by fencing with a useful rear access gate. Please note that shed is available by separate negotiation.

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. Solar panels are installed which provide hot water. 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 Ledbury Road, at the roundabout take the second exit, continuing along Ledbury Road to the traffic lights. At the traffic lights turn right onto Church Road. Continue along Church Road to the roundabout and take the second exit onto Gorsty Lane. Continue along Gorsty Lane turning left into Rosemary Gardens. Continue to the cul-de-sac position where the property is located on the left hand side.

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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.

28th July 2026
ID43501

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 B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	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

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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.

