



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



36 Cotswold Drive, Kings Acre, Hereford, HR4 0TG

A two bedroom, inner terrace house which is centrally heated and double glazed located to the west of central Hereford in the Kings Acre district. Good parking facilities and conservatory to the rear.

£205,000 (Freehold)

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LOCATION

Cotswold Drive is a residential cul de sac, located off Kings Acre Road within the Kings Acre residential district, which lies about one and a half miles west of central Hereford. The locality is maturing and offers a range of amenities, including a shop in Kings Acre Road and a nearby secondary school. Further facilities are available at Whitecross roundabout 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

36 Cotswold Drive is set behind its own deep frontage which provides parking for numerous vehicles and comprises an inner terrace house, which has the benefit of a gas fired central heating system and replacement double glazed windows. There is a garden at the rear together with conservatory and the principal accommodation includes living room, a kitchen/breakfast room together with two bedrooms and a well appointed shower room. In more detail, the accommodation includes;

ON THE GROUND FLOOR:

Porch

With double glazed door to;

Entrance Lobby

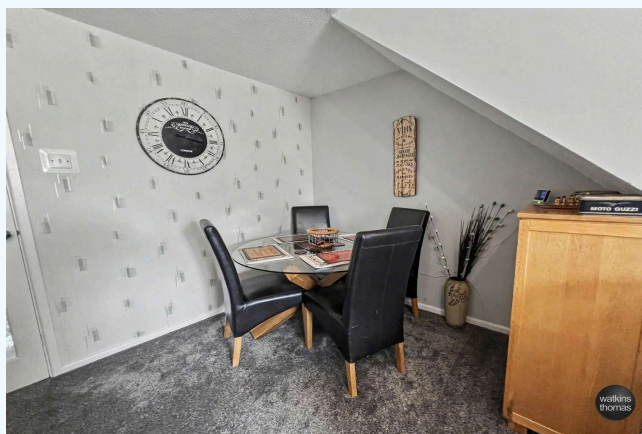
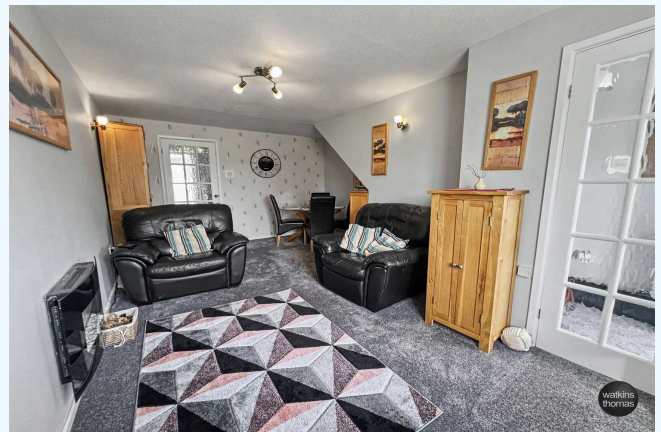
1.63m (5'4) x 1.22m (4')

With stairway off, wall mounted thermostat, radiator and with a glazed panel door to;

Living Room

5.49m (18') x 3.63m (11'11) (maximum)

With a double glazed window to the front, wall light points, radiator, wall mounted electric fire, point for gas fire and with a glazed panel door to;



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Kitchen

3.66m (12') x 2.13m (7')

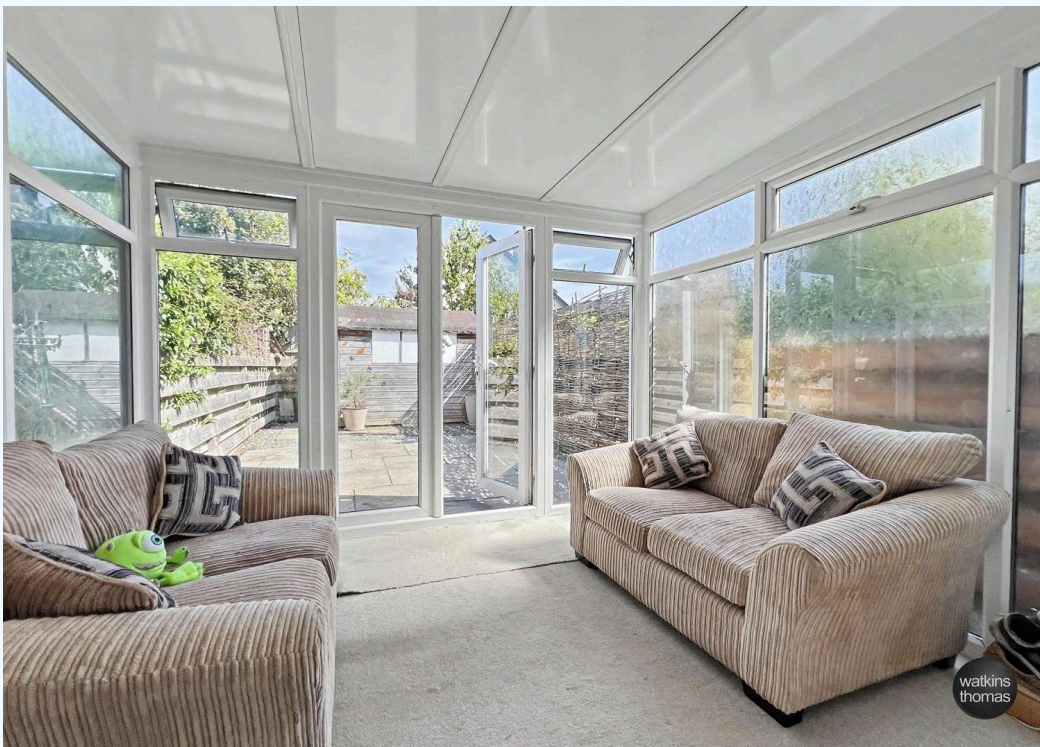
With wood grain effect fronted base cupboards and drawer units with roll edge working surface over, tiled surrounds and eye level cabinets. Built in double electric oven, four ring gas hob with cooker hood over, one and a half bowl stainless steel sink unit with drainer and mixer tap and with recess with plumbing for washing machine. Separate breakfast bar area with working surface, tiled surround and an eye level display unit with plate rack and glass fronted unit. Ceramic floor tiles and with a double glazed door to;



Conservatory

2.92m (9'7) x 2.95m (9'8)

With double glazed elevations under a solid roof, tiled floor and a pair of double glazed french doors open to the garden. Radiator.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space and with doors to;

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Bedroom 1

3.66m (12') x 2.69m (8'10) (widening to 12') (plus door recess)

With a double glazed window to the front, radiator and with a double and single wardrobe cupboard with hanging rails and shelving at high level.



Bedroom 2

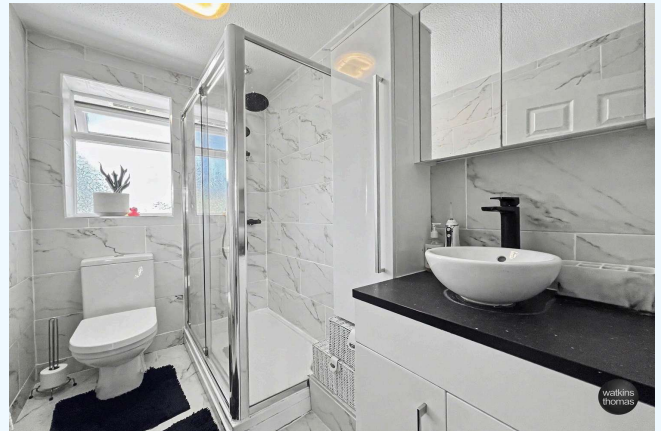
3.96m (13') x 2.06m (6'9)

With a double glazed window to the rear, radiator and cupboard in which is housed the wall mounted gas fired combination boiler, which provides central heating and domestic hot water.

Shower Room

2.34m (7'8) x 1.45m (4'9)

Recently refitted and with marble effect tiled walls, tiled floor and with a wide shower cubicle with thermostatically controlled shower unit and extractor over, low level WC and bowl wash basin with mixer tap and cupboards below. Double glazed window and ladder type radiator.

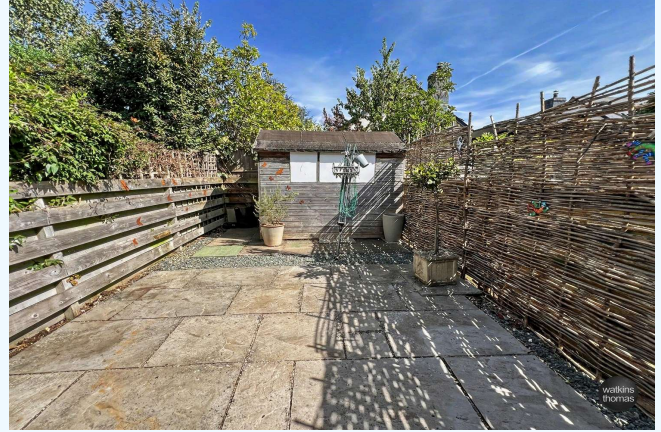


OUTSIDE:

At the front of the property there is a long block driveway, accommodating approximately three vehicles and central stoned area. A pathway leads to the front door.

The rear garden is approximately 23' long by 12' wide and is provided for ease of maintenance by being laid to paving stones. There is also a garden store.

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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.

VIEWING

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

DIRECTIONAL NOTE

From central Hereford, proceed west for the length of Whitecross Road and at the roundabout take the second exit into Kings Acre Road. Continue along Kings Acre Road and then take the right hand turn into Cotswold Drive, follow the road through and turn right into Pentland Gardens where number 36 will be identified on the right hand side by the agent's for sale board.

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.

12th August 2026

ID43547

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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.

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.

