



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



71 River View, Putson, Hereford, HR2 6EA

Situated to the south of Hereford city, a well presented extended three bedroom semi detached family home with gas central heating, double glazing, off road parking, garage and good size enclosed rear garden.

£269,950 (Freehold)

71 River View, Putson, Hereford, HR2 6EA

LOCATION

The property is located to the south of Hereford city in the well established 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 three bedroom semi detached family home with gas central heating, double glazing, off road parking, garage and good size enclosed rear garden. The accommodation comprises entrance porch, entrance hall, cloakroom, sitting room, kitchen/diner, garden room, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

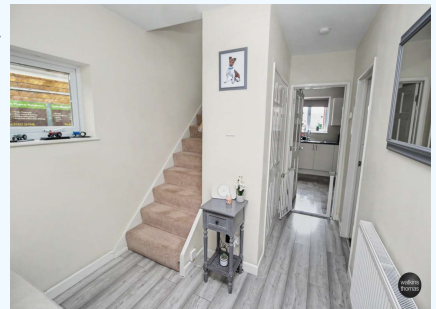
Front aspect double glazed entrance door leading to the;

Entrance Porch

With front and side aspect double glazed windows, mat well, tiled flooring and double glazed panelled entrance door leading to the;

Entrance Hall

With side aspect double glazed window, stairs to the first floor, under stair storage cupboard, panelled radiator, mat well, laminated flooring, door to the cloakroom, sitting room and kitchen/dining room.



Cloakroom

With low flush WC, wash hand basin and laminated flooring.

Sitting Room

4.52m (14'10) x 3.33m (10'11) (maximum)

With front aspect double glazed window, living flame gas fire with surround, panelled radiator and TV point.



71 River View, Putson, Hereford, HR2 6EA

Kitchen/Dining Room

5.92m (19'5) x 3.2m (10'6) (maximum)

With rear aspect double glazed window, stainless steel sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, space for range cooker with cooker hood over, integrated dishwasher, space for dining table, panelled radiator, vinyl flooring, side aspect double glazed door to the garage and access to the garden room.



Garden Room

3.33m (10'11) x 2.41m (7'11)

With rear aspect double glazed window, panelled radiator, vinyl flooring and double glazed french doors giving access to the rear garden.



ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, storage cupboard, doors to bedrooms and bathroom.

Bedroom 1

3.99m (13'1) x 2.77m (9'1) (to the wardrobe)

With front aspect double glazed window, built in wardrobe with sliding door, panelled radiator, TV point and airing cupboard.

Bedroom 2

3.76m (12'4) x 3.3m (10'10)

With rear aspect double glazed window and panelled radiator.



71 River View, Putson, Hereford, HR2 6EA

Bedroom 3

2.74m (9') x 2.46m (8'1)

With front aspect double glazed window, panelled radiator and door with stairs leading to the loft room.



Loft Storage Room

5.92m (19'5) x 4.24m (13'11)

With rear aspect double glazed window, panelled radiator and reduced head height to sections of the rooms. Please note that there is no Building Regulations Approval or Planning Permission for the loft room.

Shower Room

2.49m (8'2) x 2.29m (7'6)

With rear aspect double glazed window, suite comprising double shower cubicle with thermostatically controlled shower, low flush WC, vanity wash hand basin, heated towel rail, shower boarded surround, partially tiled wall surround and vinyl flooring.



OUTSIDE:

To the front of the property is a tarmacadam driveway which leads to the CAR PORT (33' 5 by 8' 1) with a side aspect door to the rear garden and double doors to a further garage (20' 7 by 9' 9) with side and rear aspect windows, plumbing and space for washing machine and side aspect double glazed door to the rear garden.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. To the rear of the garage is a useful storage shed with rear and side aspect double glazed windows and double glazed door. The garden also has the benefit of a summer house and there is an artificial lawned area, ideal for a trampoline. The garden also has various shrub borders and is enclosed by fencing to provide a degree of privacy.



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.

71 River View, Putson, Hereford, HR2 6EA



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. 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 the Ross Road. On reaching the traffic lights, turn left onto Holme Lacy Road. Continue along Holme Lacy Road and at the roundabout take the second exit continuing along the Holme Lacy Road then take the first left into Hinton Road. Take the second right into Putson Avenue and turn left into River View, where the property is located on the left hand side as indicated by the 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.

7th August 2026

ID39668

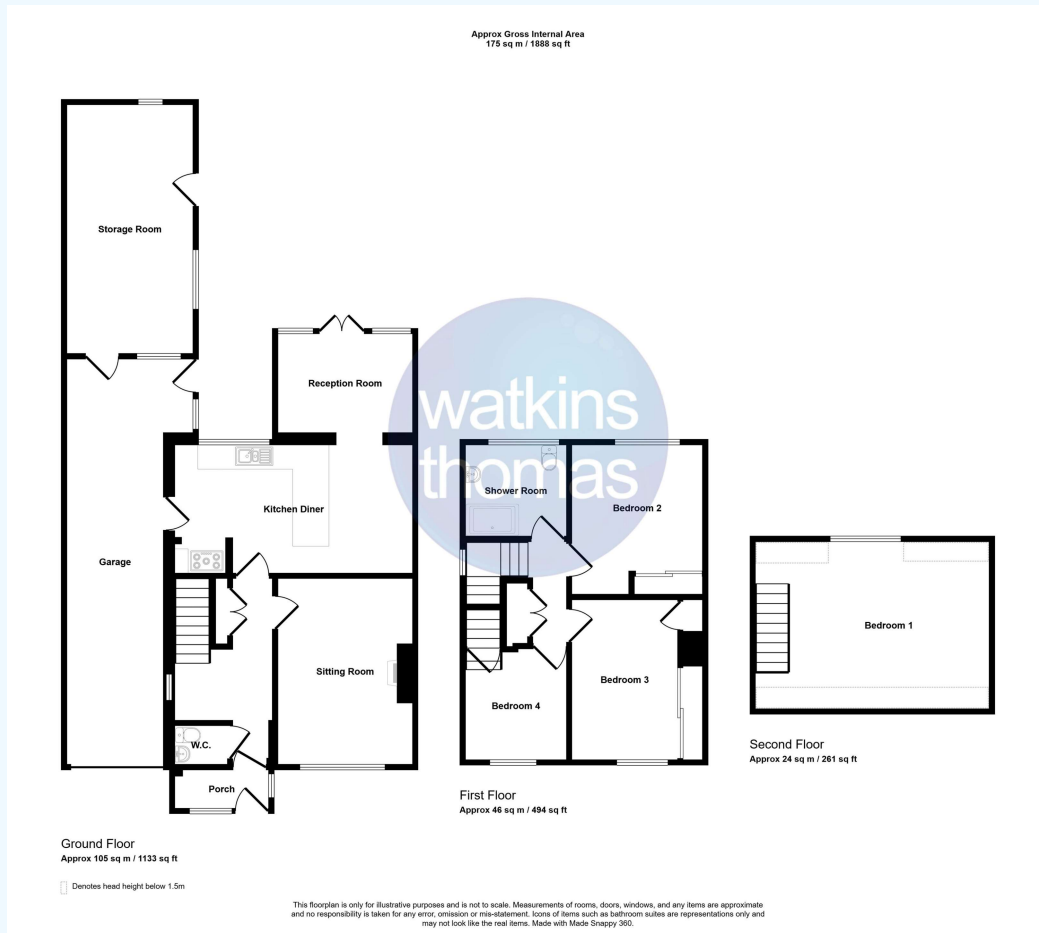
71 River View, Putson, Hereford, HR2 6EA

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.



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.