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10 Broadleys Crescent, Hereford, HR2 7RT

Situated to the south of Hereford city, a two bedroom semi detached home in need of some modernisation with gas central heating, double glazing, off road parking, front and rear gardens.

£185,000 (Freehold)

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LOCATION

The property is located to the south of Hereford city, just off Ross Road with convenient access to Hereford city, a range of local amenities and Hereford as a whole offering 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 two bedroom semi detached home in need of some modernisation with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen, dining room, rear porch, cloakroom, first floor landing with access to two bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Side aspect double glazed entrance door leading to the;

Entrance Hall

With side aspect double glazed window, panelled radiator, thermostat for central heating, stairs to the first floor, under stairs storage cupboard, door to the sitting room and kitchen.

Sitting Room

4.8m (15'9) (maximum) x 3.78m (12'5) (maximum into bay)

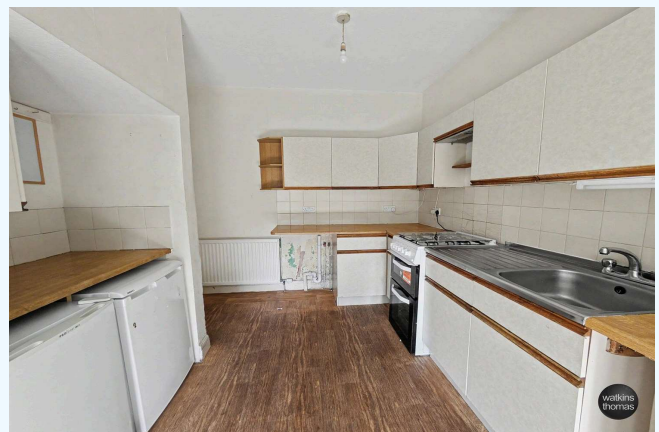
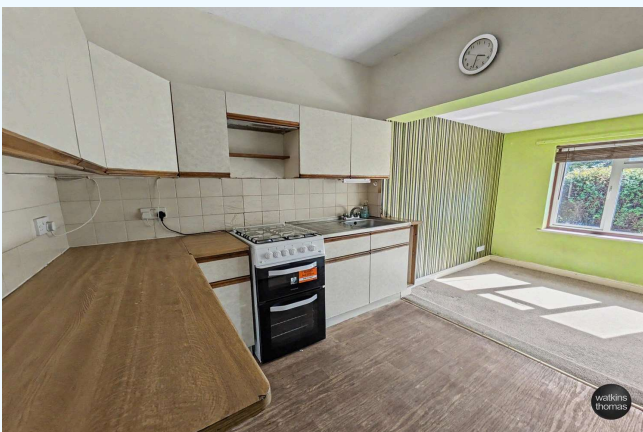
With front aspect double glazed bay window, panelled radiator and picture rail.



Kitchen

2.84m (9'4) (maximum) x 2.44m (8')

With stainless steel sink drainer unit, work surface, tiled splashbacks, base units under with matching wall units. Space for cooker, plumbing and space for washing machine, space for under counter fridge and freezer and step down to the;

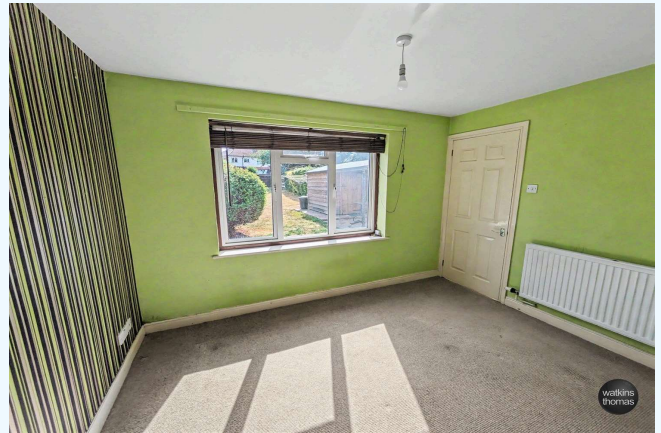


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Dining Area

3.33m (10'11") x 2.34m (7'8")

With rear aspect double glazed window, panelled radiator, TV point and door to the rear porch.



Rear Porch

With vinyl flooring, door to the cloakroom and double glazed rear aspect door to the garden.

Cloakroom

With side aspect double glazed window, low flush WC, wash hand basin with tiled splashbacks, panelled radiator and vinyl flooring.

ON THE FIRST FLOOR:

Landing

With rear aspect double glazed window, access hatch to loft space, doors to bedrooms and bathroom.

Bedroom 1

4.04m (13'3") (to the wardrobes) x 3.43m (11'3") (maximum into bay)

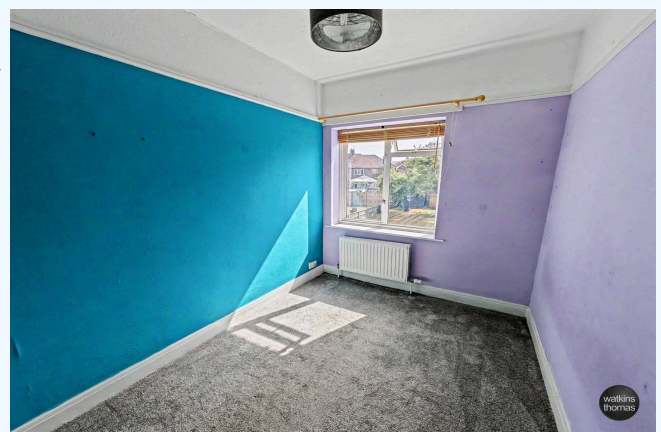
With front aspect double glazed bay window, panelled radiator, picture rail, a range of built in wardrobes with sliding doors also housing the gas central heating boiler.



Bedroom 2

3m (9'10") x 2.13m (7')

With rear aspect double glazed window, panelled radiator and picture rail.

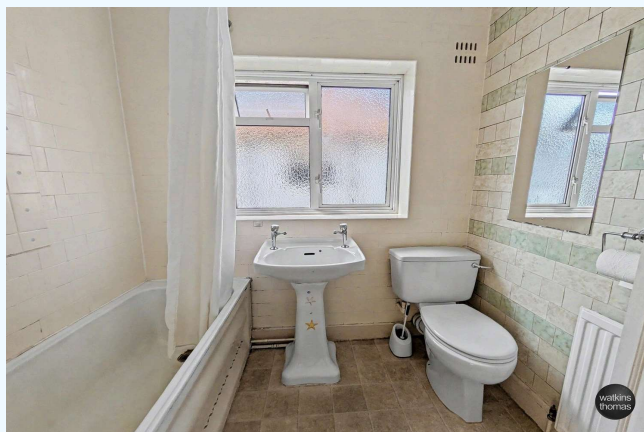


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Bathroom

2.03m (6'8) x 1.57m (5'2)

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



OUTSIDE:

To the front of the property is a lawned garden with tarmacadam driveway to the entrance door and side access gate giving access to the rear garden. There is an outside tap next to the entrance door. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. There is a useful storage shed and apple tree and the garden is enclosed by fencing.



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 at St Martin's Church, proceed straight over and take the first turning on the left hand side into Broadleys Crescent where the property is located on the right 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.

19 August 2026

ID43585

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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.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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.

