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78 Sheridan Road, Moor Farm, Hereford, HR4 0NH

Located to the north west of central Hereford in a well served locality, a three bedroom centrally heated and double glazed inner terrace home which has parking and garden area.

£210,000 (Freehold)

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LOCATION

Sheridan Road is located between Three Elms Road and Yazor Road in the Moor Farm district, which lies to the north west of central Hereford, close to Whitecross, which is served by a range of facilities and amenities. Also within reach there is a primary and secondary school.

Hereford as a whole offers a wide variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

78 Sheridan Road is an inner terrace established centrally heated and double glazed home. On the ground floor there is a porch, hall, open plan living/dining room and a kitchen together with side passageway. On the first floor there are three bedrooms, a bathroom and separate WC.

To the front there is parking, there is a garden area at the rear and in more detail the accommodation comprises;

ON THE GROUND FLOOR:

Enclosed Entrance Porch

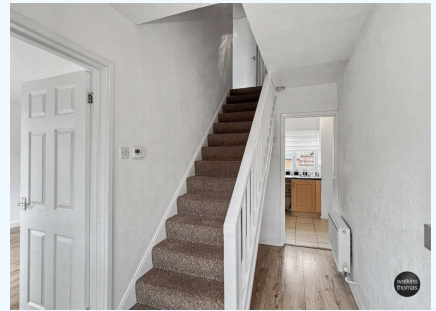
3.38m (11'1) x .76m (2'6)

Approached through a sliding double glazed door, double glazed door to side passage and double glazed door with adjacent double glazed windows to the;

Reception Hall

3.07m (10'1) x 1.73m (5'8)

With stairway off, wall mounted thermostat, radiator, door to kitchen, woodgrain effect flooring and door to;



Open Plan Living Room

6.22m (20'5) x 3.66m (12')

And which in parts comprises;

Sitting Room

3.66m (12') x 3.15m (10'4)

With a double glazed window to the front with vertical blind, painted fire surround, radiator and with woodgrain effect flooring, which continues through to the;



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Dining Area

3.1m (10'2) x 2.9m (9'6) (maximum)

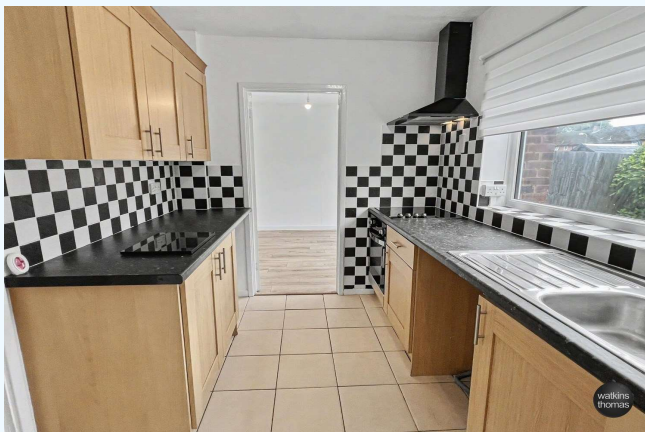
With a double glazed sliding patio door opening to and overlooking the rear garden. Radiator, vertical blinds and woodgrain effect flooring. Door to;



Kitchen

3.51m (11'6) x 2.21m (7'3)

With a double glazed window overlooking the rear garden, blind to window and with fitted woodgrain effect base cupboards with working surface over, tiled surrounds and eye level cabinets. Single drainer stainless steel sink unit with mixer tap, recess for washing machine, built in oven and hob with cooker hood over, recess for a further appliance, ceramic floor tiles, second door to hallway and with a door to a side passageway/utility area and larger cupboard with fitted shelves.



Side Passage

5.54m (18'2) x .91m (3') (widening to 6')

With radiator, double glazed door to the garden, double glazed door to front porch and door to store cupboard.

ON THE FIRST FLOOR:

Landing

With doors to the bedrooms, bathroom, separate WC and the BOILER CUPBOARD with a wall mounted combination boiler.

Bedroom 1

3.68m (12'1) x 3.07m (10'1) (plus door recess)

With a double glazed window to the front, radiator and door to over stair wardrobe cupboard with hanging rail.

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Bedroom 2

3.61m (11'10") x 2.67m (8'9")

With a double glazed window to the front, radiator and door to over stair cupboard. Access hatch to loft area.



Bedroom 3

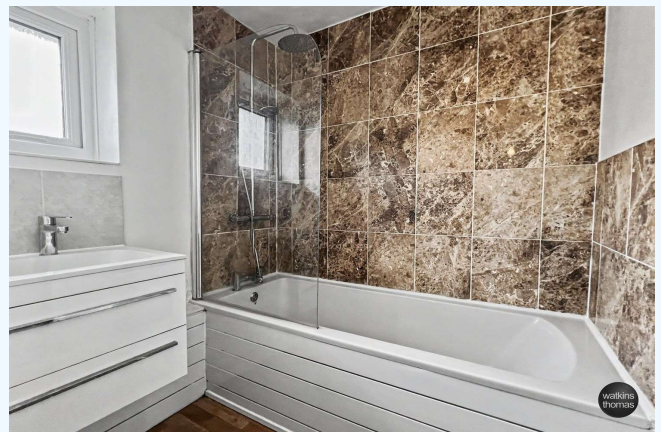
2.79m (9'2") x 2.29m (7'6")

With a double glazed window to the rear. Radiator and door to shelved cupboard.

Bathroom

1.7m (5'7") x 1.63m (5'4")

With bath with mixer tap and thermostatically controlled twin headed shower unit over, tiled surround, shower screen and wall hung wash basin. Radiator, extractor unit and ladder type radiator.



Separate WC

With low level WC. Double glazed window.

OUTSIDE:

Driveway

The property has off road parking at the front.

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Gardens

The front garden area is part enclosed by a privet hedge and there is a pathway to the front door.

At the rear of the property there is a garden which is approximately 41' long by 25' wide. The garden area has pathways, a concrete patio area and a GARDEN STORE.

The property has the benefit of a rear pedestrian means of access.



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 north west into Eign Street and follow through into Whitecross Road. Continue for the length of Whitecross Road and at the roundabout take the fourth exit into Yazor Road. Continue along Yazor Road and take the second left hand turn into Sheridan Road. Continue along Sheridan Road and number 78 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.

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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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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

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.