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30 Franks Avenue, Hereford, HR2 6HZ

Situated to the south of Hereford city, a two bedroom mid terrace home with gas central heating, double glazing, enclosed rear garden and allocated parking.

£175,000 (Freehold)

Residential Sales

30 Franks Avenue, Hereford, HR2 6HZ

LOCATION

The property is located to the south of Hereford in the popular Putson district. In the area are a range of amenities, including local shops, chip shop, public house 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 two bedroom mid terrace home with the added benefit of gas central heating, double glazing, enclosed rear garden and allocated parking. The accommodation comprises entrance hall, sitting room, kitchen/dining room, first floor landing with access to two bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Canopy entrance porch with double glazed panelled entrance door leading to the entrance hall.

Entrance Hall

With storage cupboard, panelled radiator, thermostat for central heating, smoke alarm, stairs to the first floor with front aspect double glazed window and under stair storage cupboard.

Sitting Room

4.22m (13'10) (maximum) x 4.09m (13'5)

With rear aspect double glazed window, TV point, panelled radiator, laminated flooring, coved ceiling, storage cupboard and door to the rear porch.



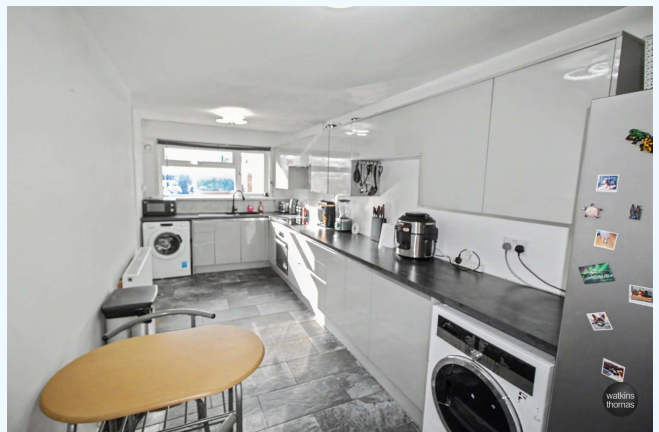
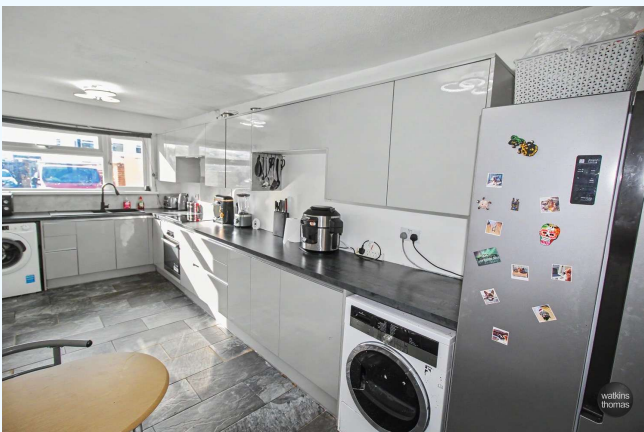
Rear Porch

With double glazed door to the garden and door to the kitchen/dining room.

Kitchen/Dining Room

5.94m (19'6) x 2.31m (7'7)

With front and rear aspect double glazed windows, a range of units comprising one and a half bowl sink drainer unit, work surface, base units under with matching wall units, integrated electric oven and induction hob with cooker hood over, plumbing and space for washing machine, storage cupboard, tiled flooring, space for tumble dryer, space for American style fridge/freezer, panelled radiator and tiled flooring.



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ON THE FIRST FLOOR:

Landing

With storage cupboard housing the gas central heating boiler, doors to bedrooms and bathroom.

Bedroom 1

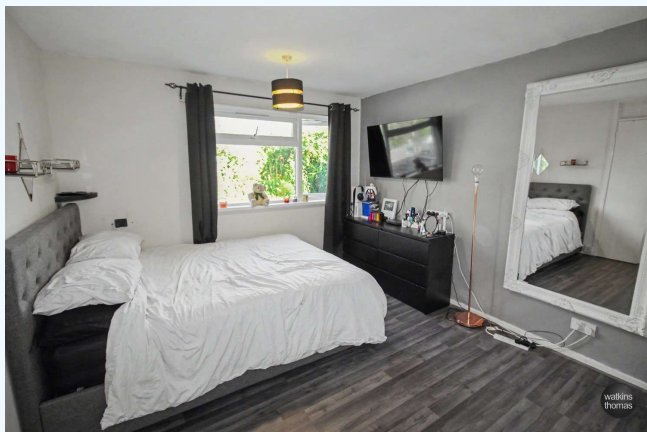
3.38m (11'1) x 3.25m (10'8)

With rear aspect double glazed window, panelled radiator, laminated flooring and two built in wardrobes.

Bedroom 2

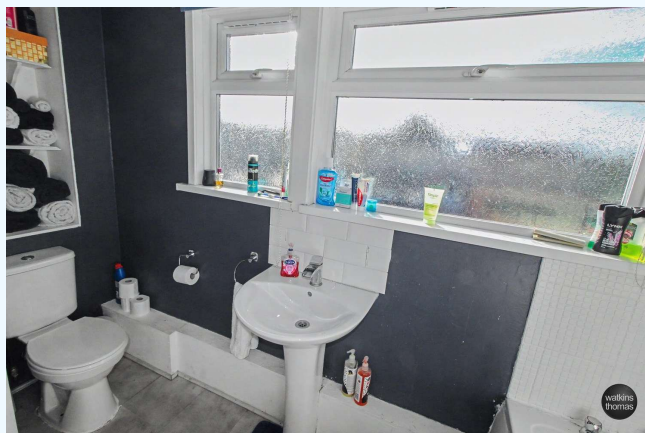
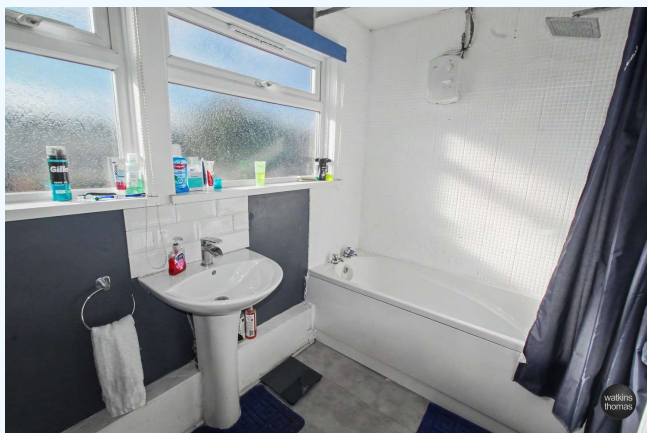
4.11m (13'6) x 2.62m (8'7) (plus door recess)

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



Bathroom

With two front aspect double glazed windows, suite comprising panel enclosed bath with thermostatically controlled shower over, low flush WC, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator, extractor fan and access hatch to loft space.



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OUTSIDE:

To the front of the property is a lawned garden with path leading to the front door. To the immediate rear of the property is a decked seating area leading to the main garden which is laid to artificial lawn. There is a useful storage shed with pergola over the decking and the garden is enclosed by fencing to provide a degree of privacy.

Located a short distance away from the property is an allocated parking space.



Estate Agent's Note

Please be aware that the property is of Reema Construction. Please ask a member of staff for further information.

Maintenance Charge

Please be aware that there is a maintenance charge of £40.25 per month paid over an 11 month period.

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

Proceed out of Hereford along the Ross Road. On reaching the traffic lights, turn left onto the Holme Lacy Road. Continue along Holme Lacy Road to the mini roundabout and continue straight over, taking the second exit. Continue along the road and turn right into Winston Road and second left into Manor Road. Continue to the T-junction and turn right into Franks Avenue. Follow the road around the left hand bend and turn left, where the property is located on the right 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.

08 September 2026

ID43404

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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.

