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26 Hewitt Avenue, Kings Acre, Hereford, HR4 0QR

Situated to the north of Hereford city, a three bedroom semi detached home in need of modernisation with gas central heating, double glazing where specified, enclosed rear garden and garage.

£220,000 (Freehold)

26 Hewitt Avenue, Kings Acre, Hereford, HR4 0QR

LOCATION

The property is located to the north of Hereford city in the popular Kings Acre 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 three bedroom semi detached family home which is in need of modernisation throughout with gas central heating, double glazing where specified, enclosed rear garden and garage. The accommodation comprises entrance porch, entrance hall, sitting room, dining room, lean to conservatory, kitchen, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed door to the;

Entrance Porch

With tiled flooring and glazed door to the entrance hall.

Entrance Hall

With front aspect glazed window, stairs to the first floor, under stairs storage cupboard, panelled radiator, door to the sitting room and kitchen.

Sitting Room

4.06m (13'4) x 3.33m (10'11) (maximum)

With front aspect double glazed window, panelled radiator, brick fire surround and mantel and access to the dining room.



Dining Room

2.95m (9'8) x 2.84m (9'4)

With rear aspect single glazed window, panelled radiator and single glazed door to the lean to conservatory.



Lean to Conservatory

2.87m (9'5) x 2.26m (7'5)

Of aluminium construction.



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Kitchen

2.97m (9'9) x 2.16m (7'1)

With side aspect double glazed window, a range of units comprising sink drainer with base units under, work surface, pantry and rear aspect double glazed door to the rear garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space with a pull down ladder and side aspect double glazed window, doors to bedrooms and bathroom.

Bedroom 1

4.09m (13'5) (maximum) x 3m (9'10) (maximum)

With front aspect double glazed window, panelled radiator and airing cupboard.



Bedroom 2

3m (9'10) x 2.97m (9'9)

With rear aspect double glazed window and panelled radiator.



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Bedroom 3

2.84m (9'4) (maximum including bulkhead) x 2.06m (6'9)
With front aspect double glazed window and panelled radiator.



Bathroom

2.03m (6'8) x 1.65m (5'5)
With rear aspect double glazed window, suite comprising panel enclosed bath with electric shower over, low flush WC, wash hand basin, partially tiled wall surround and panelled radiator.



OUTSIDE:

To the front of the property is a path giving access to the front door and front garden which is currently overgrown. A side access path and gate give access to the rear garden, which is currently overgrown and enclosed by hedging and fencing with a rear access gate and access to the GARAGE.



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.

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VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along the Whitecross Road. On reaching the roundabout, take the second exit onto Kings Acre Road. Continue along Kings Acre Road, turning left into Carroll Avenue. Continue the length of Carroll Avenue and follow the road around the left hand bend, continue up the hill and 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.guidproperty.co.uk.

12th October 2026

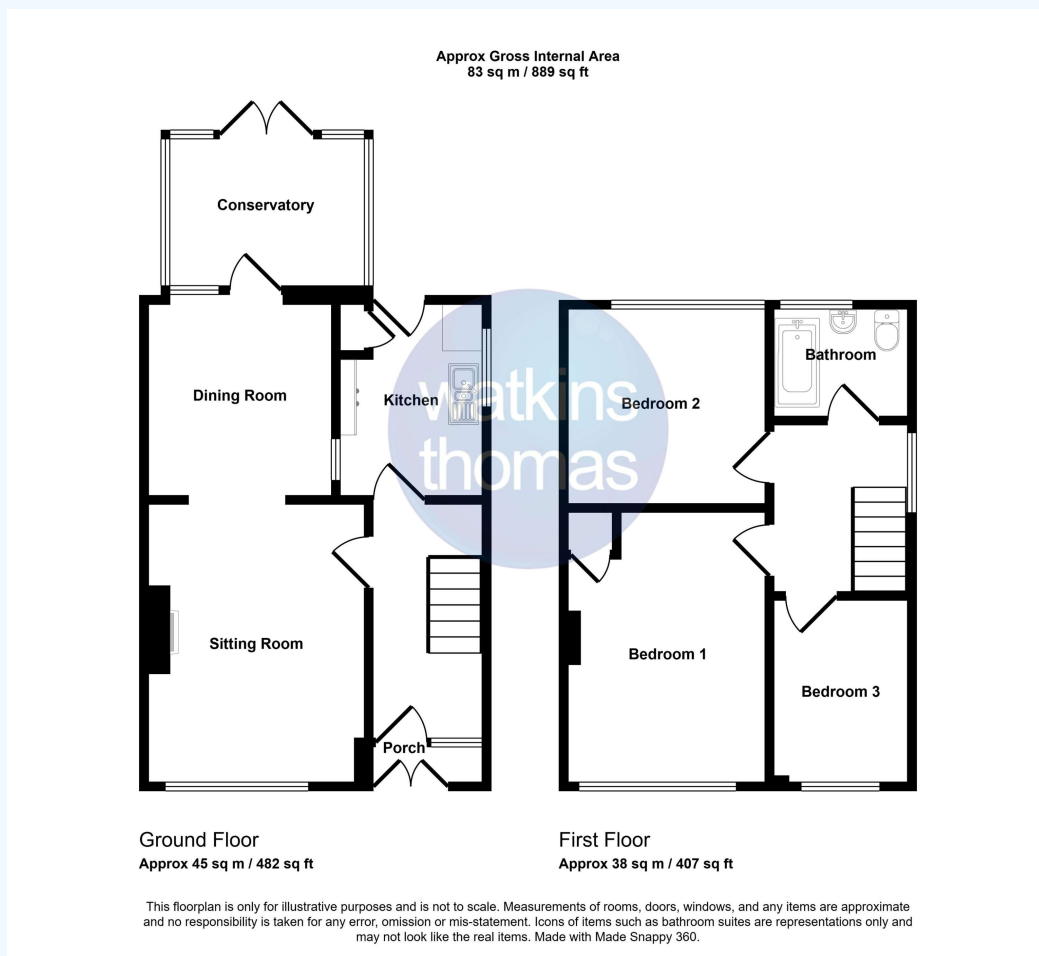
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ENERGY PERFORMANCE CERTIFICATE

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.



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