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6 Newtown Road, Hereford, HR4 9LL

Situated close to Hereford city centre, a well presented four bedroom, three storey townhouse with gas central heating, double glazing and enclosed courtyard garden.

£260,000 (Freehold)

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LOCATION

The property is located to the north of Hereford city within easy reach of Hereford city centre. 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 four bedroom, three storey townhouse with gas central heating, double glazing, ensuite to master bedroom and courtyard garden with permit parking available to the rear. The accommodation comprises entrance porch, entrance hall, kitchen, cloakroom, sitting room, first floor landing with access to two bedrooms and bathroom, second floor landing with access to two further bedrooms. Bedroom 1 has an ensuite shower room. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect panelled door leading to the;

Entrance Porch

With vinyl flooring and door to the;

Entrance Hall

With panelled radiator, stairs to the first floor, smoke alarm, vinyl flooring, door to the kitchen, cloakroom and sitting room.

Kitchen

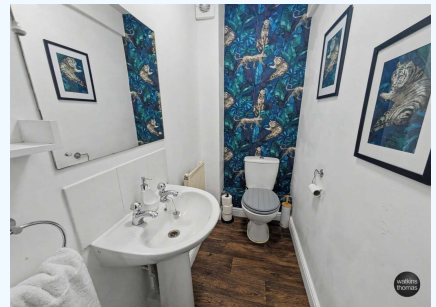
2.84m (9'4) x 2.31m (7'7)

With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks and base units under with matching wall units. Integrated electric oven and hob with cooker hood over, plumbing and space for washing machine, space for upright fridge/freezer and vinyl flooring.



Cloakroom

With low flush WC, pedestal mounted wash hand basin with tiled splashback, radiator, extractor fan and vinyl flooring.



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Sitting Room

4.22m (13'10") x 3.76m (12'4")

With rear aspect double glazed window, under stair storage cupboard, panelled radiator and rear aspect double glazed french doors giving access to the garden.



ON THE FIRST FLOOR:

Landing

With panelled radiator, smoke alarm, doors to two bedrooms, bathroom and stairs to the second floor.

Bedroom 3

3.76m (12'4") x 2.87m (9'5")

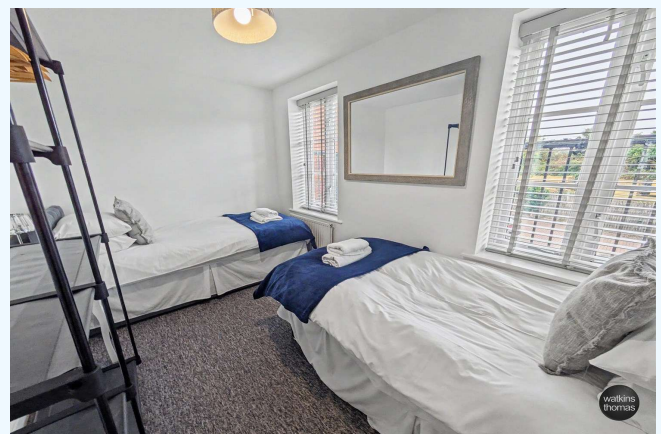
With two front aspect double glazed windows and panelled radiator.



Bedroom 4

3.76m (12'4") x 2.24m (7'4")

With rear aspect double glazed window and panelled radiator.



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Bathroom

2.72m (8'11") x 1.85m (6'1")

With suite comprising panel enclosed bath with mixer tap and shower attachment, low flush WC, vanity wash hand basin, heated towel rail, shower boarded surround, extractor fan and vinyl flooring.



ON THE SECOND FLOOR:

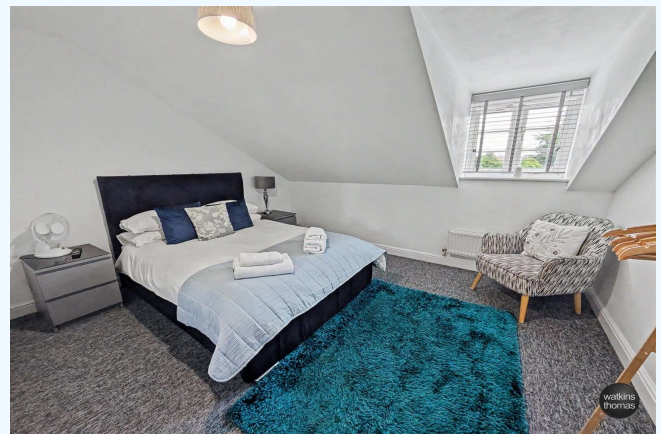
Landing

With smoke alarm, access hatch to loft space and doors to bedrooms.

Bedroom 1

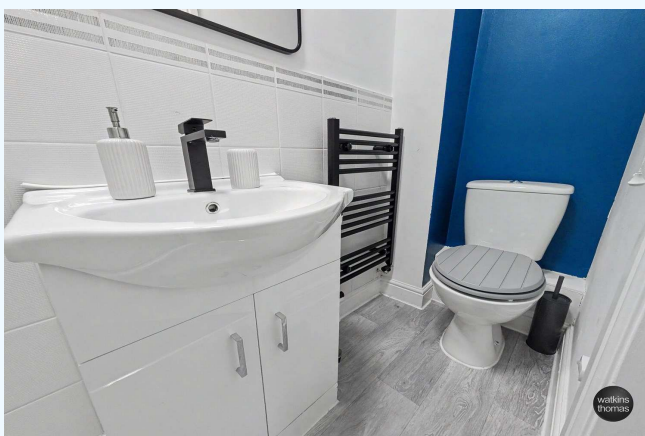
3.76m (12'4") x 3.23m (10'7")

With rear aspect double glazed dormer window, panelled radiator and door to ensuite shower room. Reduced head height to one section of the room.



Ensuite Shower Room

With shower cubicle, thermostatically controlled shower, vanity wash hand basin, low flush WC, partially tiled wall surround, extractor fan, heated towel rail and vinyl flooring.



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Bedroom 2

3.76m (12'4) x 2.87m (9'5)

With front aspect double glazed dormer window, front aspect double glazed skylight, panelled radiator and reduced head height to one section of the room.



OUTSIDE:

To the immediate rear of the property is a courtyard garden, which is enclosed by fencing. A rear access gate gives access to a parking area. The parking is available via permit only.



COUNCIL TAX BAND D

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 Edgar Street. On reaching the roundabout, take the third exit onto Newtown Road. Continue along the road and the property is located on the left 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.

3rd October 2026
ID43684

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 B. 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	81 B	91 B
69-80	C		
55-68	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.

