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30 Web Tree Avenue, Hereford, HR2 6HQ

Situated to the south of Hereford City a four bedroom, detached family home with two reception rooms, gas central heating and double glazing (where specified), off road parking, garage and good size enclosed rear garden.

£425,000 (Freehold)

Residential Sales

30 Web Tree Avenue, Hereford, HR2 6HQ

LOCATION

The property is located to the south of Hereford City and in the area are a range of amenities including local shops, church, 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 four bedroom detached home with gas central heating and double glazing (where specified), off road parking, good sized garage, enclosed rear garden and accommodation comprising entrance hall, sitting room, dining room, kitchen, breakfast room, shower room, first floor landing with access to four bedroom and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A front aspect double glazed entrance door leads to the entrance porch with front aspect double glazed window, tiled flooring and glazed door to the entrance hall.

Entrance Hall

With panelled radiator, stairs to the first floor, under-stairs storage cupboard, further storage cupboard, thermostat for the central heating, door to the sitting room, dining room and kitchen.

Sitting Room

6.83m (22'5) x 4.55m (14'11) (maximum - L-shaped room)

With front and rear aspect double glazed windows, gas fire with decorative surround and mantel over and panelled radiator.



Dining Room

4.88m (16'0) x 3.58m (11'9)

With front aspect double glazed window, wall lights and panelled radiator.

Kitchen

3.96m (13'0) x 2.54m (8'4)

With rear aspect double glazed window, a range of units comprising a stainless steel 1½ bowl sink drainer unit with work surface, tiled splash backs, base units under with matching wall units. Integrated dishwasher, space for under counter fridge, space for cooker, pantry, built-in table and door to the breakfast room.



30 Web Tree Avenue, Hereford, HR2 6HQ

Breakfast Room

3.61m (11'10) x 2.11m (6'11)

With rear aspect double glazed window, panelled radiator, breakfast bar, tiled flooring, door to the shower room, garage and rear garden.



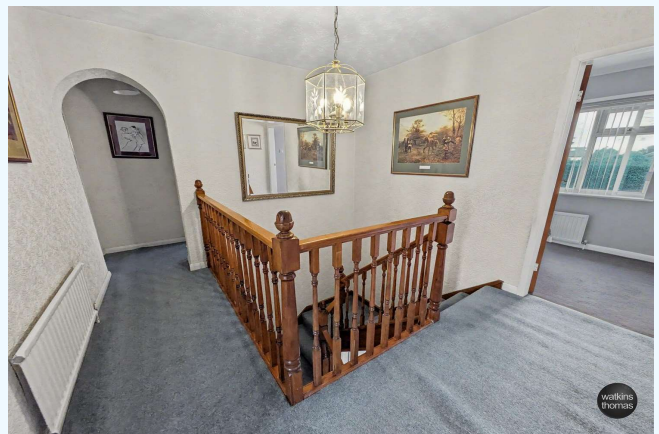
Shower Room

With shower cubicle and electric shower, low flush wc, wash hand basin, partially tiled wall surround, panelled radiator, extractor fan and tiled flooring.

ON THE FIRST FLOOR:

Landing

With panelled radiator, airing cupboard housing the gas central heating boiler and doors to bedrooms and bathroom.



Bedroom 1

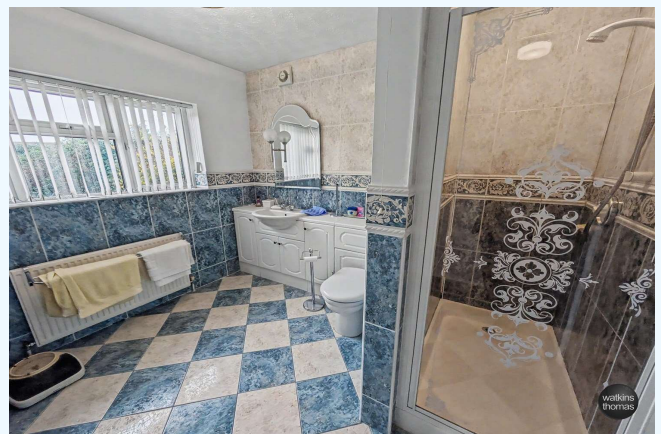
5.03m (16'6) x 3.61m (11'10) (maximum)

With front aspect double glazed window, panelled radiator, built-in wardrobes with sliding mirror doors and door to ensuite shower room.

Ensuite Shower Room

2.87m (9'5) x 2.59m (8'6)

With rear aspect double glazed window, shower cubicle with thermostatically controlled shower, low flush wc, vanity wash hand basin, panelled radiator, partially tiled wall surround, extractor fan and tiled flooring.



Bedroom 2

3.94m (12'11) (to the wardrobe) x 3.66m (12')

With front aspect double glazed window, built-in wardrobe with sliding doors, panelled radiator and coved ceiling.

30 Web Tree Avenue, Hereford, HR2 6HQ

Bedroom 3

3.63m (11'11") x 3.05m (10')

With rear aspect double glazed window and panelled radiator.



Bedroom 4

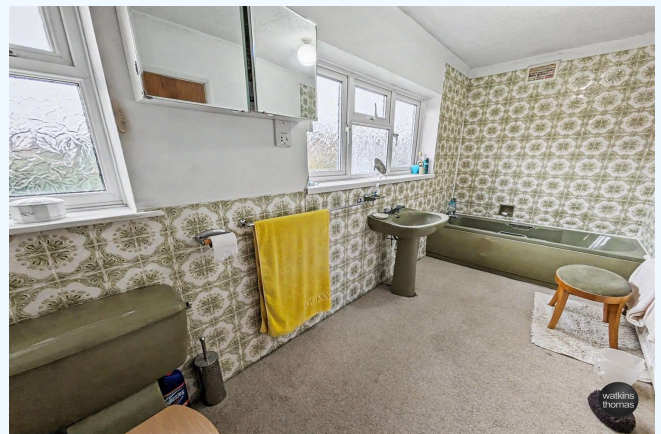
3.07m (10'1") x 1.96m (6'5")

With front aspect double glazed window, panelled radiator and coved ceiling.

Bathroom

3.99m (13'1") x 1.65m (5'5")

With two rear aspect double glazed windows, pedestal mounted wash hand basin, low flush wc, panel enclosed bath with mixer tap, partially tiled wall surround, shaver point and panelled radiator.



30 Web Tree Avenue, Hereford, HR2 6HQ

OUTSIDE:

To the front of the property the garden is enclosed by walling with a block paved driveway giving access to the GARAGE (32'9 x 16'5) with front aspect up and over door, Belfast style sink, plumbing and space for washing machine, work surface, side aspect single glazed window, tiled flooring, door to the breakfast room and up and over door to the rear.

To the immediate rear of the property is a block paved patio leading to the main garden which is laid to lawn. There are various shrubs and trees and to the rear of the garden is a storage shed. The garden is enclosed by hedging and fencing to provide a degree of privacy.



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 the Ross Road and on reaching the traffic lights turn left onto the Holme Lacy Road. Take the first right into Dinedor Avenue and at the T-junction turn right into Web Tree Avenue and the property is located on the left hand side.

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.

28th October 2026

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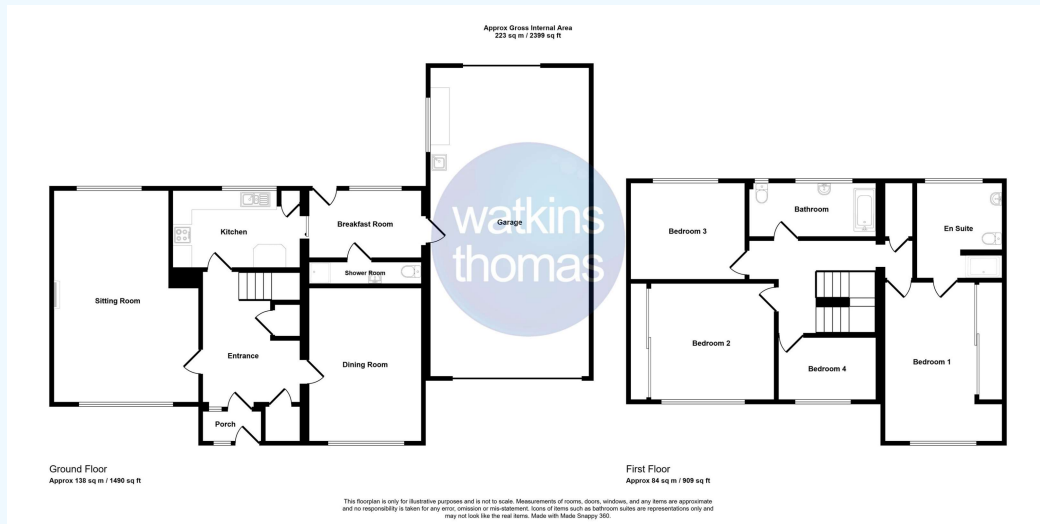
30 Web Tree Avenue, Hereford, HR2 6HQ

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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