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351 Kings Acre Road, Hereford, HR4 0SL

Located on the western outskirts of the city of Hereford, about two miles from the centre, in the popular Kings Acre district, a mature semi detached home which would benefit from a schedule of refitting and upgrading works. Driveway, garage and with garden areas overlooking fields to the rear.

£275,000 (Freehold)

Residential Sales

351 Kings Acre Road, Hereford, HR4 0SL

LOCATION

Kings Acre Road is located to the west of central Hereford and is popular for its established nature. In the locality there are certain amenities, including a public house, there is a shop on Kings Acre Road and a further range of amenities are available at Whitecross roundabout. Nearby there is a secondary school.

Hereford as a whole (city centre approximately two miles) offers a fuller range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION

351 Kings Acre Road is an established semi detached home which has generous parking facilities to the front, a garage and a good south west facing rear garden which enjoys and overlooks agricultural land which abuts the property. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch

With door with adjacent window to;

Entrance Hall

3.25m (10'8) x 2.16m (7'1)

With a stairway off to the first floor with wooden newel post and hand rail, radiator, wall mounted thermostat and then multi panel doors open to the kitchen and the;

Sitting Room

3.96m (13') x 3.2m (10'6) (widening to 11' 7)

With a double glazed bay window to the front and stone hearth.



Kitchen

2.97m (9'9) x 2.67m (8'9)

With a door and window to the second conservatory area, fitted base cupboards with working surface over, pine panelled walls and high level cabinets. Single drainer sink unit with mixer tap, cooker, four ring hob with cooker hood over and wall mounted gas fired boiler. Under stair storage area. Door to lean to conservatory and concertina door to;



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Dining Room

3.35m (11') x 3.05m (10')

With coved ceiling, radiator and a 7' opening to the;



Garden Room

2.92m (9'7") x 2.34m (7'8")

With a pair of french doors with adjacent windows opening to and overlooking the rear garden.

Lean to Conservatory

3.12m (10'3") x 2.36m (7'9")

With two glazed elevations and a casement door opening to the garden. Radiator.



ON THE FIRST FLOOR:

Landing

With doors to;

Bedroom 1

3.73m (12'3") x 3.38m (11'1")

With a window to the front, radiator and range of fitted cupboards with sliding doors.

Bedroom 2

3.38m (11'1") x 3.02m (9'11")

With a double glazed window enjoying the outlook at the rear over fields. Radiator and range of built in cupboards.



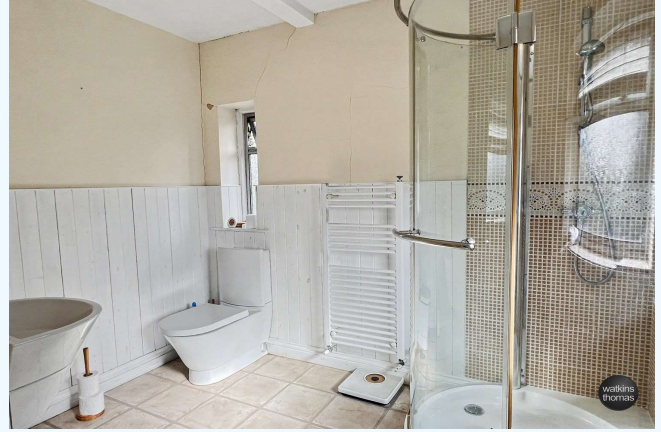
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Bedroom 3

2.44m (8') x 2.18m (7'2) (maximum)
With a window to the front and radiator.

Shower Room

2.72m (8'11) x 2.59m (8'6)
With shower cubicle with thermostatically controlled shower unit, low level WC and wall hung wash basin. Part timber clad walls, part mosaic effect tiled surrounds, ladder type radiators and windows to two aspects.



OUTSIDE:

At the front of the property there is a large tarmacadam driveway and turning area set between holly and evergreen hedges. There is a door to a side passage and the driveway leads to;

Garage

2.92m (9'7) x 5.79m (19')
Which has a pair of doors to the front and personnel door to the side. There is also an outside WC and a store room (6' 5 by 5' 1).

Gardens

To the immediate rear of the property there is a paving stone patio area which is the width of the residence, beyond which there is an expanse of lawned garden with shrub borders including a eucalyptus and wisteria. Boundaries are marked with mixed evergreen and timber fencing and from the rear an outlook is enjoyed to fields with rising treelined countryside in the distance.



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.

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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 into Eign Street and follow through into Whitecross Road. At Whitecross roundabout and after about one mile, take the second exit into Kings Acre Road. Continue for about a mile and Number 351 will be identified 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.

01 October 2026

ID43280

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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.