Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



57 Walnut Tree Avenue, Off Belmont Road, Hereford, HR2 7JU

Situated to the south of Hereford city, a two bedroom detached bungalow with gas central heating, double glazing, off road parking, two garages and enclosed rear garden.

£295,000 (Freehold)

57 Walnut Tree Avenue, Off Belmont Road, Hereford, HR2 7JU

LOCATION
The property is located to the south of Hereford city on Walnut Tree Avenue. 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 two bedroom detached bungalow with the benefit of a study room/bedroom 3. The property has the added benefit of gas central heating, double glazing, off road parking, two garages and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, sitting room, study/bedroom 3, kitchen/dining room, conservatory and two bedrooms. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:
Front aspect double glazed UPVC entrance door leading to the entrance porch with double glazed windows, laminated flooring and glazed door to the;

Entrance Hall
With panelled radiator, smoke alarm, laminated flooring, thermostat for central heating and door to the;

Sitting Room
4.65m (15'3) x 3.45m (11'4)
With rear aspect double glazed window, living flame gas fire with decorative surround, two wall lights, panelled radiator and rear aspect double glazed patio door to the study/bedroom 3.



Study/Bedroom 3
3.61m (11'10) x 2.13m (7')
With rear aspect double glazed window, laminated flooring and panelled radiator.



Kitchen/Dining Room
5.59m (18'4) x 3.33m (10'11)
With rear and side aspect double glazed windows, a range of units comprising one and a half bowl stainless steel sink drainer unit with work surface, tiled splashbacks, base units under, matching wall units, space for fridge, coved ceiling, laminated flooring, space for dining table and double glazed door giving access to the;





57 Walnut Tree Avenue, Off Belmont Road, Hereford, HR2 7JU

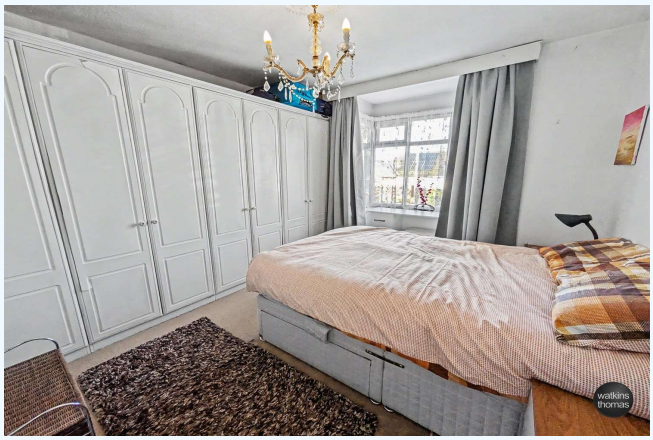
Conservatory
4.93m (16'2) x 2.59m (8'6)
Of UPVC construction with plumbing and space for washing machine, space for tumble dryer with work surface over, tiled flooring, glazed door to the study/bedroom 3, inset spotlights and rear aspect double glazed french doors giving access to the garden.



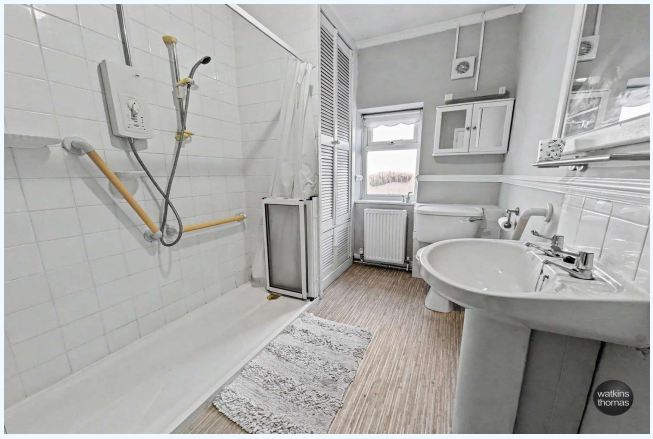
Bedroom 1
3.63m (11'11) (plus bay) x 3.35m (11')
With front aspect double glazed bay window, secondary double glazing, built in wardrobe, panelled radiator, coved ceiling and decorative fire surround.



Bedroom 2
3.63m (11'11) (plus bay) x 2.44m (8') (to the wardrobe)
With front aspect double glazed bay window, secondary double glazing, panelled radiator, built in wardrobe and decorative fire surround.



Shower Room
3.33m (10'11) x 1.96m (6'5)
With side aspect double glazed window, disabled shower cubicle with electric shower, partially tiled wall surround, low flush WC, pedestal mounted wash hand basin, panelled radiator, cupboard housing the gas central heating boiler, extractor fan, light with shaver point and vinyl flooring.



57 Walnut Tree Avenue, Off Belmont Road, Hereford, HR2 7JU

OUTSIDE:
To the front of the property is a landscaped garden with path to the front door, a driveway continues to the side of the property giving access to the rear where there are two garages with double doors. The main garden is laid to patio leading to a gravelled area with various shrub borders and is enclosed by 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 Greyfriars Bridge, taking the right hand exit onto the Belmont Road. Continue along the Belmont Road, turning left into Walnut Tree Avenue 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.

25th November 2026
ID43987

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

57 Walnut Tree Avenue, Off Belmont Road, Hereford, HR2 7JU

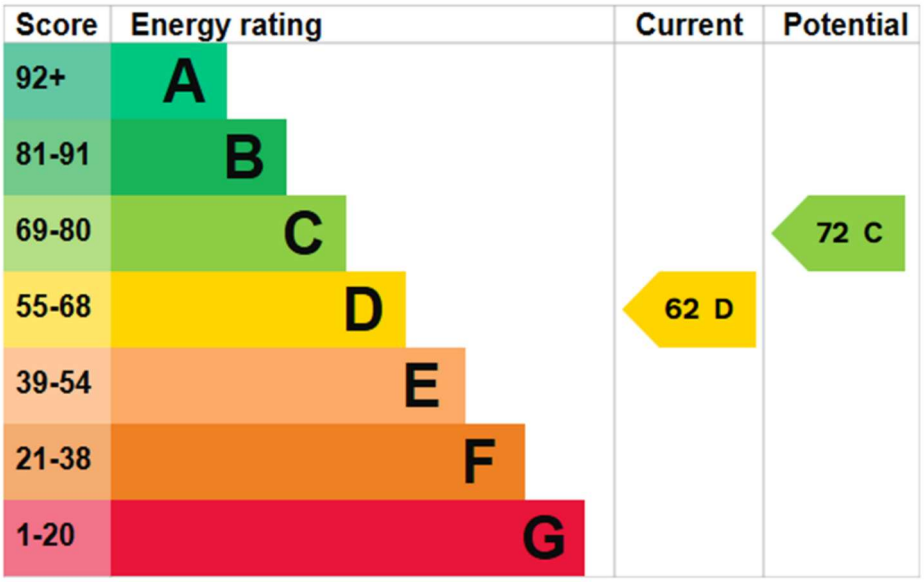
ENERGY PERFORMANCE CERTIFICATE

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 D. It has the potential to be C.

See how to improve this property's energy efficiency.



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.

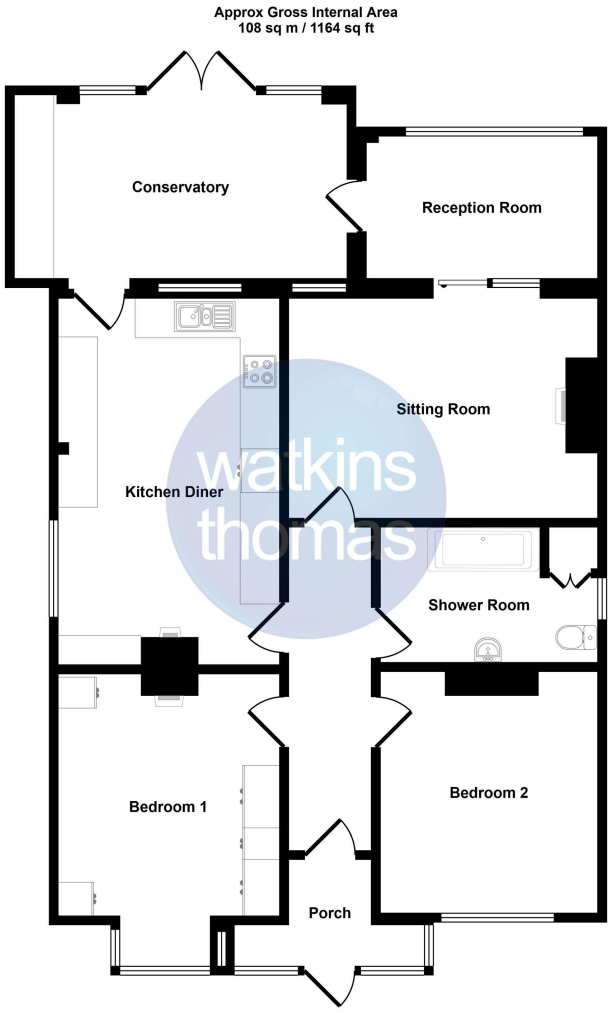
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

57 Walnut Tree Avenue, Off Belmont Road, Hereford, HR2 7JU

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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.