

The Gables Munstone Road, Hereford, HR1 1LG
Guide price £475,000



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Council Tax Band: E

A substantial city-edge home with large gardens and future potential

OVERVIEW

Tucked quietly on the northern outskirts of Hereford, The Gables offers a rare chance to secure a detached dormer bungalow in a generous plot — ideal for those seeking space, versatility and future development options (STP).

You're moments from city centre amenities, schooling, restaurants, and the station — yet surrounded by countryside walks and scenery, making this a great fit for both convenience and lifestyle.

The property would now benefit from updating and offers an excellent canvas for modernisation, reconfiguration or extension to suit your needs.

ACCOMMODATION

Ground Floor:

Entrance hall | Spacious reception room with fireplace | Kitchen overlooking the garden, separate utility and WC | Dining room/Study/office/second downstairs bedroom | Flexible third reception room/bedroom | Ground floor shower room

First Floor:

Two double bedrooms with eaves storage | Family bathroom and

separate shower room

OUTSIDE

The Gables sits back from the road with a private driveway and detached garage. The large gardens are mostly lawned, fully enclosed and ideal for families, keen gardeners or potential development, subject to consents.

LOCATION

- 5 mins to Hereford city centre, station, hospital and schools
- Quick access to Worcester Road and the A4103
- Surrounded by open countryside – great walking from the doorstep
- Nearby bus routes, supermarkets and medical facilities

FURTHER INFORMATION

EPC: Rated C – Potential B

Council Tax Band: E £2914.53 current year

Tenure: Freehold

Services: Mains gas, electricity and water













Character & Country

PROPERTY SPECIALISTS

Munstone Road, Hereford, HR1

Approximate Area = 1503 sq ft / 139.6 sq m

Limited Use Area(s) = 242 sq ft / 22.4 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1937 sq ft / 179.8 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Character & Country. REF:1267611.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 74 | 84 |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

- Detached 3-bedroom dormer bungalow
- Approx. 1,503 sq ft of internal space (plus 192 sq ft garage)
- Flexible layout with scope for 3 reception rooms or ground floor bedroom with shower room
- Two first floor bedrooms both with eaves storage, bathroom and shower room
- Detached garage, private driveway, and large mature plot
- Edge of city location: easy access to Worcester Road, Hereford centre, station & schools
- Countryside walks in minutes – ideal for dog owners and families
- Potential to create an annexe or additional dwelling (STP)
- EPC rating C (potential to improve to B) with mains gas central heating and double glazing throughout
- No onward chain

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