



38, Breinton Road, Hereford, HR4 0JX  
Price £299,950

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# 38 Breinton Road

## Hereford

Welcome to this charming semi-detached Victorian home located on Breinton Road in the picturesque city of Hereford. This property boasts three storey accommodation, garden, cellar, two spacious reception rooms, bathroom, shower room, and four bedrooms all within an easy walk of Hereford city centre.

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- Four bedroom Victorian home
- Three storey accommodation
- Semi-detached property
- Two reception rooms
- Enclosed rear garden
- Unconverted cellar
- Bathroom & Shower room
- Double glazed & gas central heating

Material Information  
**Price** £299,950  
**Tenure:** Freehold  
**Local Authority:** Herefordshire Council  
**Council Tax:** C  
**EPC:** E (54)  
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Introduction

The centrally heated and double glazed accommodation has features such as original doors and picture rails and consists of - entrance hall, living room, dining room open plan to the kitchen and family bathroom at the rear. To the first floor is a landing area with doors to bedrooms one and two and the newly re-fitted shower room, stairs rise up to the second floor landing giving access to bedrooms three and four. From the entrance hall a door gives access to stairs down to the unconverted cellar.

### Property Description

The property is entered via the original feature entrance door to the hallway with stairs leading up, cloakroom area, door down to the cellar and doors leading off to the reception rooms. The living room has a double glazed bay window to the front and open brick fireplace, the dining room has new LVT flooring, open brick fireplace, double glazed door to the rear, picture rail and is open to the kitchen. Galley style kitchen with wall and base units under work top with inset gas hob, stainless steel splash back and extractor fan over, Bosch double oven, double glazed windows to both aspects, wall mounted Worcester boiler. A further door leads to the bathroom with tiled floor, panel bath with tiled walls and shower over, pedestal hand basin, low level WC, extractor fan and obscure double glazed windows to the side and rear.

From the entrance hall a door leads down to the cellar via a wooden staircase where there is a window to the front and coal chute to the side. Carpeted stairs rise from the hall to the landing with a double glazed window to the side and doors leading off to - bedrooms one and two both with fitted wardrobes, shower room which has been recently replaced and consists of low level WC, pedestal hand basin and corner shower cubicle.

Carpeted stairs rise again to the second floor landing with a double glazed window to the side and doors to bedrooms 3 and 4 which both have a feature cast iron fireplace and double glazed dormer windows.

### Garden & Parking

The front of the property has a patio area enclosed by a low level brick wall with a path to the side leading to a feature canopy porch with quarry tiles and the main entrance door. The path continues to the rear garden via a metal pedestrian gate. The rear garden is mainly laid to lawn with a pathway leading to the end of the garden where there is a wooden shed. A further patio area can be found halfway up the garden, all is enclosed by a hedge to one side, panel fencing to the other and a brick wall at the end. On the road at the front is resident permit parking, further details of which can be found from the council website.

### Location

The property is located within walking distance of Hereford City Centre in the popular area of Whitecross. Local amenities include doctors surgery with chemist, petrol station, several supermarkets, public house/restaurant and various takeaways to name a few. The property is also a short distance away from a number of schools including, Trinity and Lord Scudamore primary schools and Whitecross High School.

### Services

All mains services are connected to the property

Herefordshire Council Tax Band - C

Tenure - Freehold

### Broadband

The table shows the predicted broadband services in your area.  
Broadband type Highest available download speed Highest available upload speed Availability  
Standard 18 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 8000 Mbps 8000 Mbps Good  
Networks in your area - Zzoomm, Openreach  
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

### Indoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.

Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
O2 Likely Likely  
Vodafone Likely Likely

### Outdoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

### The Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

### Directions

From the office go straight across the traffic lights into Barton Road, go over the railway bridge where it changes to Breinton Road and the property can be found on the right hand side.

