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## 7 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH

*'Located in an exclusive residential cul-de-sac, to the north of central Hereford, a very well appointed two bedroom detached bungalow with central heating and double glazing. The property also has a private garden, driveway and garage'*

**NEW INSTRUCTION**

**£420,000 (Freehold)**

**Residential Sales and Lettings**

# 7 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH

## LOCATION

Ainslie Close is a residential cul-de-sac located off Overbury Road, off Aylestone Hill and to the north of central Hereford. The locality is favoured for its convenience to Herefords central facilities and amenities. 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

7 Ainslie Close is a detached bungalow residence which has been the subject of an extensive schedule of refitting and upgrading works which have resulted in the provision of a most comfortable home. Centrally heated and double glazed the accommodation includes a good size hallway, sitting room and dining room, a well appointed kitchen/breakfast room and two double bedrooms, one of which has an en-suite facility. There is also a wet room and utility area with cloakroom. The property is set on a rectangular site and the mature garden areas comprises patio areas, lawns and a vegetable area. In more detail the accommodation comprises:

### ON THE GROUND FLOOR ONLY:

#### Enclosed Entrance Porch

1.83m (6'0) x .61m (2'0)

Approached through a sliding door with adjacent double glazed window and with a glazed door with adjacent glazed panels to:

#### The Reception Hall

2.13m (7'0) x 3.38m (11'1) (lengthening to 13'8)

With coved ceiling, access hatch to loft storage space, radiator, doors to the bedrooms and the shower room, door to AIRING CUPBOARD with electric heater and lobby with door to the kitchen/breakfast room and door to THE BOILER CUPBOARD with a wall mounted gas fired boiler which provides central heating and domestic hot water.



#### The Sitting Room

5.18m (17'0) x 3.45m (11'4)

With a picture window to the front, overlooking the fore garden, coving to ceiling, two radiators and feature recessed living flame coal effect gas fire. Wall lights points and a 6'2 wide opening leads to the:



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### Dining Room/Study

4.27m (14'0) x 2.31m (7'7)

With a double glazed window to the front and a pair of double glazed French doors with adjacent double glazed windows to the rear, coved ceiling, wall light points and radiator. Glazed screen and door to:



### The Kitchen/Breakfast Room

4.65m (15'3) x 2.84m (9'4)

With a double glazed window overlooking part of the rear garden and with an enamel 1½ bowl sink unit with drainer and mixer tap, extensive range of fitted base cupboard units with wood block working surfaces over, upstand and matching eye level cabinets together with folding doors to a shelved unit, built-in fridge and freezer units, high level microwave unit, built-in double eye level electric oven and a four ring hob with splash back and cooker hood over. Built-in dishwasher, radiator, sunken ceiling lights, door to inner hall and door with glazed upper panel to:



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### Utility Room/Rear Hall

3.1m (10'2) x 2.31m (7'7) (L-shaped in plan)

With a double glazed window to the decked and patio garden area, double glazed door to outside, radiator and with a single drainer sink unit with mixer tap, cupboards below, fitted working surface, upstand, base cupboards and eye level cabinets. Recess with plumbing for washing machine, recess for freezer unit and with doors to a LARDER/STORE CUPBOARD (4'9 x 2'1) and door to:



### Cloakroom

2.08m (6'10) x .74m (2'5)

With white suite comprising vanity wash basin and low level wc, radiator and double glazed window.

### Bedroom 1

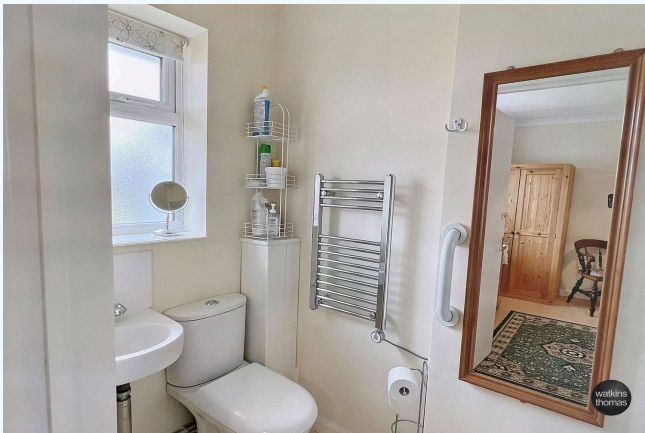
3.45m (11'4) x 3.23m (10'7) (plus door recess)

With a double glazed window overlooking the rear garden, coved ceiling, radiator and door to:

### The Shower Room

2.44m (8'0) x 1.12m (3'8)

With shower cubicle with tiled walls and an electric shower unit, folding screen door, extractor unit, low level wc and wall hung wash basin with mixer tap and tiled course over. Sunken ceiling lights, ladder type electric radiator, ceramic floor tiles and double glazed window.



### Bedroom 2

4.04m (13'3) x 3.02m (9'11)

With double glazed windows to two aspects, coved ceiling, radiator and along one wall there are mirror fronted sliding doors to a wardrobe area which is provided with hanging rails and storage shelving.

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## The Shower Room

2.16m (7'1) x 1.68m (5'6) (L-shaped in plan)

With part shower boarded walls and with a wet room area with a thermostatically controlled shower unit and well, hand rails, low level wc and vanity wash basin with mixer tap and cupboards below. Fitted mirror, ladder type electric radiator, sunken ceiling lights, double glazed window and extractor unit.



## OUTSIDE:

The driveway is formed in paving slabs and leads to THE GARAGE (14'5 x 7'8) with electric roller door to the front, personal door to the side passage and with an opening to the WORKSHOP AREA (11' x 7'3) with double glazed windows to two aspects, electric light and power points. The overall length of the garage should one desire to change the format is approximately 21'2. Between the garage and the house there is a covered passageway with a door to the front (4' x 11'). There is an electric charger point and outside light.

Flanking the driveway to the left there is a flower border and to the right there are both curved and straight pathways to the front door. The curved pathway has a shaped lawn border which runs to a low privet hedge and flower border and there is a further border of shrubs including a camelia and a heather. The primary front garden area is in a figure '8' pathway with an ornamental fish pond. This area is interspersed with bulbs including grape hyacinth, primroses and spring bulbs. The border to the front again is formed in a low privet hedge of numerous varieties. The pathway continues along the front of the residence. There is also a pump .

The rear gardens are approximately 43' deep by 65' wide. There are hard paved patio areas, a decked area, concrete pathway and there is a deep L-shaped bed featuring a variety of shrubs and plants including camelia, climbing plants, daffodil and hyacinth bulbs.

A pathway continues to a seating area and there are vegetable beds approached over a paving stone pathway with pebble area and there is also a garden store. Boundaries are extensively formed in closeboard fencing.



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## **COUNCIL TAX BAND D**

Payable to Herefordshire Council

## **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. There are sixteen solar panels and a battery storage system.

## **VIEWING**

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

## **DIRECTIONAL NOTE**

From central Hereford proceed along Commercial Road, proceed up and over Aylestone Hill and then take the left hand turn into Overbury Road. Turn left into Ainslie Close and Number 7 will be found on the left hand side.

## **FOR FURTHER INFORMATION**

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.guildproperty.co.uk](http://www.guildproperty.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).

**14th March 2024**

ID37821

## 7 Ainslie Close, Aylestone Hill, Hereford, HR1 1JH

### 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 B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

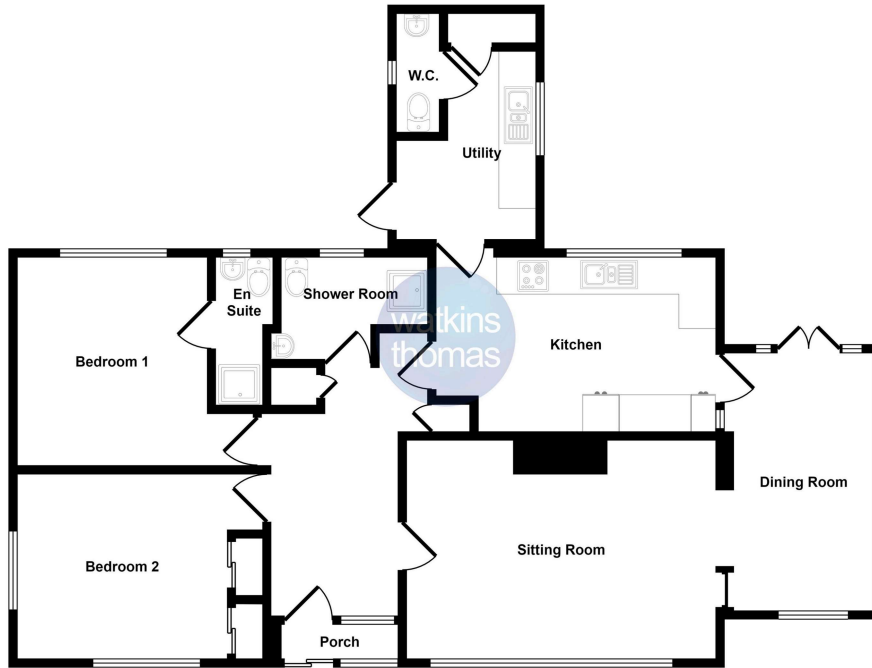
For properties in England and Wales:

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

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## 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.



Ground Floor  
Approx 96 sq m / 1033 sq ft

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.

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