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42 Kempton Avenue, Bobblestock, Hereford, HR4 9TU

'Situated to the north of Hereford City a well presented two bedroom semi detached bungalow with upvc conservatory, gas central heating, double glazing, off road parking, garage and enclosed rear garden'

NEW INSTRUCTION

£208,500 (Freehold)

Residential Sales and Lettings

42 Kempton Avenue, Bobblestock, Hereford, HR4 9TU

LOCATION

The property is located in the popular residential district of Bobblestock which is set to the north of Hereford City. In the area are a range of amenities including Co-Op supermarket 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 two bedroom semi detached bungalow with the added benefit of a conservatory, gas central heating, double glazing, off road parking, garage and enclosed garden. The accommodation consists of entrance hall, two bedrooms, sitting/dining room, kitchen, shower room, conservatory and in more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

Entrance Hall

Double glazed entrance door to the side leading to the entrance hall with storage cupboard housing the gas central heating boiler, smoke alarm, access hatch to loft space, panelled radiator, doors to the bedrooms, shower room and sitting/dining room.

Sitting Room/Dining Room

5.46m (17'11) x 3.25m (10'8) (maximum)

With television point, decorative fire surround, smoke alarm, space for dining table, double glazed patio door to the conservatory and access to the kitchen.



Kitchen

2.51m (8'3) x 2.13m (7')

With rear aspect double glazed window, a range of units comprising stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, matching range of wall and base mounted units, space for fridge, space for cooker, cooker hood, plumbing, space for washing machine and tiled flooring.

Conservatory

2.87m (9'5) x 2.82m (9'3)

Of upvc construction with tiled flooring and double glazed French doors giving access to the garden.



Bedroom 1

3.66m (12'0) x 3.25m (10'8) (maximum)

With front aspect double glazed window and panelled radiator.

Bedroom 2

2.67m (8'9) x 2.11m (6'11)

With front aspect double glazed window, panelled radiator and laminated flooring.

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Shower Room

With side aspect double glazed window and suite comprising low flush wc, vanity wash hand basin, walk-in shower cubicle with partially tiled wall surround and tiled flooring.



OUTSIDE:

To the front of the property is a gravel area with tarmac parking space and access to the side entrance door. There is a rear access gate giving access to the rear garden which is laid to patio with an artificial lawn area and steps leading to the rear access door giving access to the GARAGE with up and over door. The garden is enclosed by walling and fencing to provide a degree of privacy. A gate gives access to the front of the GARAGE.

COUNCIL TAX BAND B

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.

VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street, on reaching the roundabout take the first left onto Newtown Road. Continue along Newtown Road to the roundabout and take the second exit onto the Holmer Road. Continue for the length of the Holmer Road and at the roundabout turn left onto the Roman Road. Continue along Roman Road, passing the traffic lights, and take the second left into Kempton Avenue. Continue along Kempton Avenue and the property is located on the left hand side as indicated by the agents for sale board.

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, www.rightmove.co.uk, www.guildproperty.co.uk or www.onthemarket.com.

20th April 2024

ID37984

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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.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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.

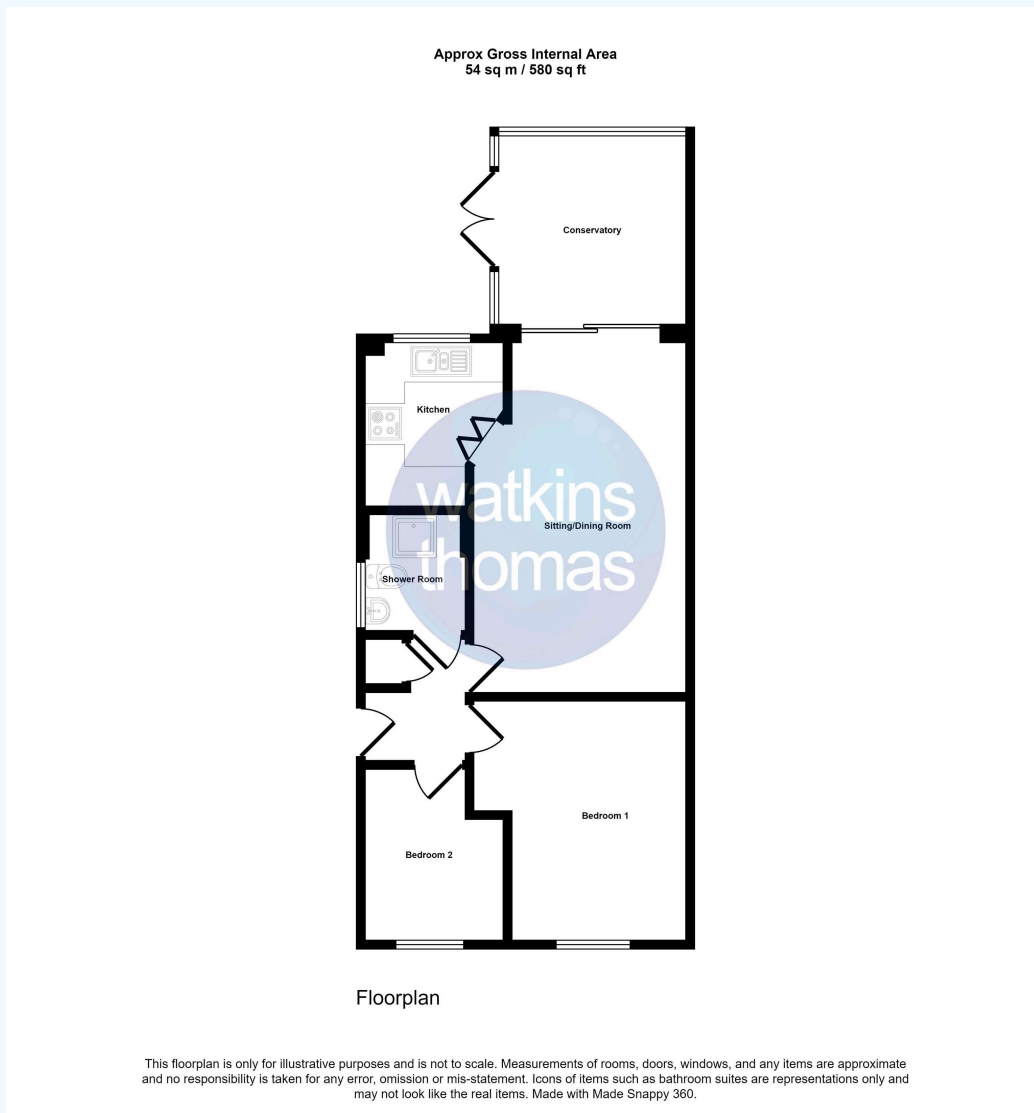
For properties in England and Wales:

- 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.



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