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64, Alexandra Avenue, College Estate, Hereford, HR1 1HH

Situated to the north of Hereford city in the sought after residential location of College Estate. A superbly presented, two bedroom end of terrace home which has been extended to provide further living accommodation. The property also benefits from off-road parking and enclosed rear garden with summer house.

£249,950 (Freehold)

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LOCATION

The property is located to the north of Hereford city in the sought after residential location of College Estate. 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 two bedroom end of terrace, family home which has been extended to provide further living accommodation. The property has the added benefit of gas central heating, double glazing, off-road parking and enclosed rear garden with summer house. The accommodation comprises, entrance hall, sitting room, kitchen/breakfast room, dining room/family room which could be used as an office or playroom with access to a cloakroom/utility. First floor landing gives access to two bedrooms and family bathroom. In more detail, the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With front aspect double glazed entrance door leading to the entrance hall.

Entrance Hall

With panelled radiator, stairs to the first floor, tiled flooring, smoke alarm, control panel for central heating and door to the sitting room.

Sitting Room

4.17m (13'8) maximum x 3.99m (13'1)

With front aspect double glazed window, wood burning stove effect gas fire, TV point, panelled radiator, double doors to the kitchen/breakfast room.



Breakfast Area

2.59m (8'6) x 1.75m (5'9)

With panelled radiator, inset spotlights, access to the family/dining room and access to the kitchen.

Kitchen

3.18m (10'5) x 2.57m (8'5)

With one and a half bowl sink drainer unit, work surface, base units under with matching wall units, integrated freezer, integrated fridge, integrated electric oven and electric ceramic hob with cooker hood over, inset spotlights and tiled flooring. The kitchen was fitted in 2023.

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Family Room/Dining Room

4.27m (14'0) x 3.63m (11'11)

With rear aspect double glazed French doors giving access to the rear garden with two side panelled windows, panelled radiator, inset spotlights and door to the cloakroom/utility.



Cloakroom/Utility

3.63m (11'11) x .84m (2'9)

With rear aspect double glazed window, low flush wc with vanity wash hand basin, panelled radiator, plumbing and space for washing machine and work surface over, space for tumble dryer on top of the work surface and vinyl flooring.

ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to loft space with pull down ladder.

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Bedroom 1

3.78m (12'5) maximum x 3.02m (9'11)

Irregular shaped room with front aspect double glazed window, panelled radiator, walk-in wardrobe with hanging rail and shelf.



Bedroom 2

3.61m (11'10) x 2.51m (8'3) maximum

With rear aspect double glazed window, panelled radiator, built-in single wardrobe with hanging rail and shelf.

Bathroom

2.51m (8'3) x 2.46m (8'1)

With rear aspect double glazed window with suite comprising panel enclosed bath with mixer tap and a shower attachment. Shower cubicle with electric shower, low flush wc, vanity wash hand basin, partially tiled wall surround, extractor fan, inset spotlights, wall mounted storage units and tiled flooring.



OUTSIDE:

Parking

Outside to the front of the property is a hard standing parking area with gravelled driveway giving access to the front door and side access gate.

Garden

To the side of the property are three storage sheds and the path continues to the side giving access to the rear garden.

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Rear Garden

To the immediate rear of the property is a patio area with outside power point and lighting leading to the garden which is laid to lawn. A slabbed pathway gives access to a further patio, which in turn gives access to the summer house and concrete area where there is space for a hot tub. The garden is enclosed by fencing to provide a degree of privacy. The summer house measures 21' x 9'3" with rear and side aspect double glazed windows, side aspect double glazed French doors, inset spotlights, power and lighting and outside lighting.



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.

COUNCIL TAX BAND B

Payable to Herefordshire Council.

Estate Agents note.

There is legal right of way for maintenance or repair access for the neighbouring property.

There is a restrictive covenant on the property until 2027, stating you must offer the property back to the council or the housing association before you can sell it on the open market.

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.

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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 third exit onto Newtown Road. Continue to the mini-roundabout and take the left hand turning onto College Road bridge, continue over the bridge and at the mini-roundabout take the first exit onto College Road. Take the first left onto Kingsway and second right onto Alexandra Avenue, the property is located on the right hand side.

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.

5th July 2024

ID38885

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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 D. 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		83 B
69-80	C		
55-68	D	67 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.

