



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



79 Walnut Tree Avenue, St Martins, Hereford, HR2 7JU

Situated to the south of Hereford a three bedroom mid-terrace property with gas central heating, double glazing, enclosed rear garden and garage.

£195,000 (Freehold)

79 Walnut Tree Avenue, St Martins, Hereford, HR2 7JU

LOCATION

The property is located to the south of Hereford city in a well established residential location. 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 three bedroom, mid-terraced home family home with the added benefit of gas central heating, double glazing, enclosed rear garden and garage. The property comprises, entrance hall, sitting room, dining room, kitchen, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises on the ground floor:

ON THE GROUND FLOOR:

Entrance Hall

Double glazed panelled entrance door which leads to the entrance hall with front aspect double glazed window, panelled radiator, stairs to the first floor and door to the sitting room.

Sitting Room

4.52m (14'10) x 4.55m (14'11) maximum

With front aspect double glazed window, panelled radiator, smoke alarm, under stair storage cupboard and door to the dining room.



Dining Room

3.28m (10'9) maximum x 2.34m (7'8)

With panelled radiator, storage cupboard, access to the kitchen and patio door to the rear garden.

Kitchen

3.28m (10'9) x 2.13m (7')

With rear aspect double glazed window, a range of units comprising stainless steel sink unit with double drainer. Work surface, tiled splash backs, base units under with matching wall units. Space for cooker, space for fridge, plumbing and space for washing machine and wall mounted gas central heating boiler.



79 Walnut Tree Avenue, St Martins, Hereford, HR2 7JU

ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm, airing cupboard, storage cupboard and doors to bedrooms and bathroom.

Bedroom 1

4.5m (14'9) x 2.67m (8'9)

With rear aspect double glazed window, thermostat for central heating, built in wardrobe with hanging rail and shelf and panelled radiator.

Bedroom 2

2.92m (9'7) x 2.67m (8'9) maximum

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



Bedroom 3

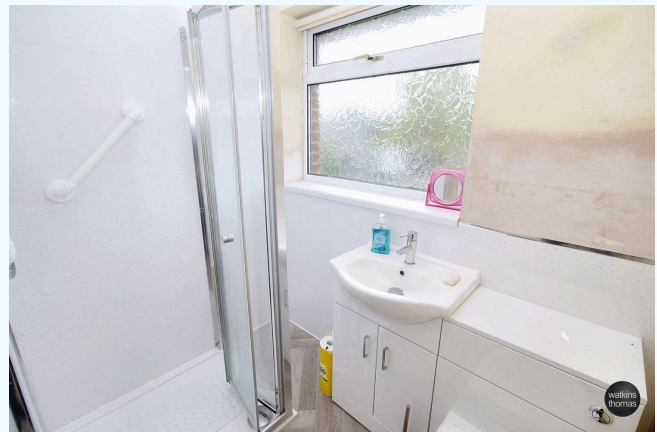
3.1m (10'2) x 1.8m (5'11)

With rear aspect double glazed window and panelled radiator.

Shower Room

1.91m (6'3) x 1.65m (5'5)

With front aspect double glazed window, shower cubicle with electric shower, shower boarding surround, vanity wash hand basin, low flush wc and vinyl flooring.



OUTSIDE:

79 Walnut Tree Avenue, St Martins, Hereford, HR2 7JU

Garden

To the front of the property is a lawned garden with pathway leading to the front door. To the immediate rear of the property is a patio, steps lead to the main garden which is laid to lawn. The steps continue to the rear of the garden where there is a useful storage shed and a rear access gate giving access to the parking area where there is a garage. The garden is enclosed by fencing to provide a degree of privacy and also has the added benefit of an outside tap.



Garage

With up and over door.

COUNCIL TAX BAND B

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

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.

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 the Belmont Road, taking the left hand turn into Walnut Tree Avenue where 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.

31st July 2024

ID38930

79 Walnut Tree Avenue, St Martins, Hereford, HR2 7JU

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		89 B
69-80	C	76 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

79 Walnut Tree Avenue, St Martins, Hereford, HR2 7JU

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.

