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Laburnum, 16a Tower Road, Hereford, HR4 0LF

'Located in a prime residential district just to the west of the city centre an individual detached established residence offering entrance vestibule, two principal reception rooms and three bedrooms. Driveway, garage, parking and attractive gardens'

Price £510,000 (Freehold)

Residential Sales and Lettings

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LOCATION

Tower Road is located in the Broomy Hill district just to the west of Hereford city centre. Tower Road is a no through road and nearby there are riverside walks and a park. The city centre is approximately ½ a mile distant and as a whole offering a range of shopping, leisure and recreational facilities together with educational establishments and bus and railway stations.

DESCRIPTION

Laburnum is an individual architect designed residence which has a feature glazed elevation at the front. The property throughout is maintained to a high standard and the property is double glazed. The property is approached through a spacious reception hall, the lounge is of a comparatively good and comfortable size and from the dining room French doors open to and overlook the attractive rear gardens. Centrally heated the accommodation in more detail comprises:

ON THE GROUND FLOOR:

Entrance Porch

2.24m (7'4) x 1.07m (3'6)

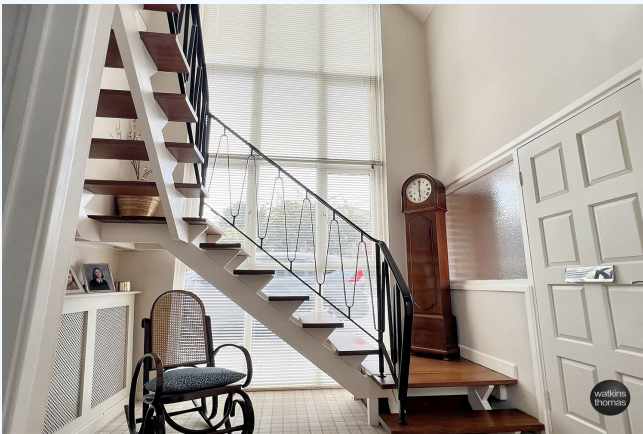
With quarry tiled floor, double obscure glazed window and 'eight panel' door to:

Reception Hall

3.25m (10'8) x 2.95m (9'8)

Having an atrium feel being open to the first floor ceiling height (approximately 16'7) and featuring a deep double glazed feature window to the front.

Dog-leg stairway to the first floor with wrought iron hand rail, radiator with cover, wall mounted central heating control unit and 'twelve' panel doors to the kitchen/breakfast room and dining room respectively. Door to cloaks cupboard with hat and coat hooks.



Sitting Room

6.71m (22'0) x 4.09m (13'5) (maximum - narrowing to 10'4)

With a double glazed window to the front, double glazed crittall window to the side, coved ceiling, wall light points, two radiators and timber fire surround with tiled hearth and wood burning stove with timber fender. Dimmer light switches and sliding glazed doors then open to:



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The Dining Room

4.11m (13'6") x 3.05m (10'0")

With a double glazed crittall window to the side and double glazed crittall French doors with adjacent double glazed units opening to and overlooking the splendid rear garden. Coved ceiling and radiator. A glazed panel door then opens to:



The Kitchen/Breakfast Room

4.27m (14'0") x 2.95m (9'8")

With a double glazed window to the side and beautifully appointed with fitted base cupboard units with composite working surfaces over, brick effect tiled surrounds and matching eye level cabinets. 1½ bowl sink unit with drainer and mixer tap, recess with plumbing for dishwasher, built-in washing machine, space for cooker and space for upright fridge freezer. Built-in breakfast bar on a stainless steel post, radiator, coved ceiling, sunken lights and ceramic tiled floors. Twelve panel glazed door to rear hall and door to cupboard.



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The Rear Hall

1.57m (5'2) x .79m (2'7)

With a door with double glazed upper panels to the rear, continuation of the tiled floor and with doors to the BOILER CUPBOARD (3'4 x 3'1) with a window to the rear, fitted shelves, radiator and wall mounted gas fired boiler which provides central heating and domestic hot water and door to:

The Cloakroom

1.47m (4'10) x .91m (3') (maximum)

With white suite comprising low level wc and wash basin. Double glazed crittall window to the rear and radiator.

ON THE FIRST FLOOR:

Gallery Landing

Approached over a stairway with open tread steps and with a gallery landing area, door to eaves cupboard, part with dado rail and hallway with doors to the bedrooms, bathroom and a pair of sliding doors to a cupboard with shelves and a deep linen cupboard with radiator.

Bedroom 1

5.05m (16'7) x 3.51m (11'6)

With a double glazed window overlooking the fine rear garden and with door to eaves cupboard, radiator with cover and doors to wardrobe cupboards with hanging rails storage shelving.



Bedroom 2

3.23m (10'7) x 2.54m (8'4)

With double glazed window to the side. Radiator.

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Bedroom 3

3.1m (10'2) x 1.85m (6'1) (8' to rear of wardrobes)

With a double glazed window to the front with vertical blind, radiator and along one wall there are two sets of sliding doors to a recessed wardrobe area provided with hanging rails and storage shelving.



Bathroom

2.84m (9'4) x 2.51m (8'3) (maximum)

With white comprising bath with shower head/mixer tap attachment, separate walk-in shower cubicle with shower head and mosaic effect tiled walls, pedestal wash basin and low level wc. Double glazed window, painted timber panelling to dado height and with a ladder radiator and further radiator.



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OUTSIDE:

The property is approached over a block pavior driveway, through a pair of iron gates set in brick pillars. At the front of the property there are parking spaces and the driveway continues to the side of the property and leads to the GARAGE/WORKSHOP (22' x 9'3) with door to the front, windows to the side and personnel door to the rear.

Bordering the driveway and parking at the front there are cultivated beds featuring a variety of trees and shrubs and the front garden is set behind a low brick wall with ironwork over.



The rear garden can be approached between a gateway set between the residence and the garage and this exquisite area in three/four principle parts comprises a raised patio/entertaining area part with pergola over with Wisteria. There is a raised decked area with balustrade and steps leads down to the principle lawned garden which is shaped and has numerous shrubs and plants including a Magnolia, specimen evergreen and Maple. There is a smaller seating area with trellis surround and a further raised private seating area. The rear garden enjoys a good degree of privacy and in parts is screened by high brick walling and part by mature evergreen hedging.



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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 D

Payable to Herefordshire Council

VIEWING

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

DIRECTIONAL NOTE

From the agents office in King Street enter St Nicholas Street and pass over the traffic lights into Barton Road, follow through into Breinton Road and at the end of which turn left and enter Tower Road where Laburnum will be identified on the right 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 , www.rightmove.co.uk, www.guildproperty.co.uk or www.zoopla.co.uk.

15th August 2024

ID14400

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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.

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		83 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.

