



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



**27, Kinnersley Close, Newton Farm, Hereford, HR2 7DY**

*Situated to south of Hereford city, a well presented three bedroom, end of terraced home with gas central heating, double glazing, modern fitted kitchen and enclosed garden.*

**£197,500 (Freehold)**

## 27, Kinnersley Close, Newton Farm, Hereford, HR2 7DY

### LOCATION

The property is located in a well established residential location to the south of Hereford city. In the area are a range of amenities including Tesco's 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 well presented end of terrace family home with the added benefit of gas central heating, double glazing and enclosed garden. The accommodation comprises on the ground floor; entrance hall, sitting/dining room, kitchen, first floor landing with access to three bedrooms and family bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Canopy Entrance Porch

With double glazed panelled entrance door leading to entrance hall.

#### Entrance Hall

Front aspect double glazed window, telephone point, laminated flooring, stairs to the first floor, panelled radiator, smoke alarm, under-stairs storage cupboard, further under-stairs storage cupboard with plumbing and space for a washing machine. Access to the sitting/dining room and kitchen.

#### Kitchen

3.15m (10'4) x 2.16m (7'1)

With rear aspect double glazed window, a range of units comprising one and a half bowl sink drainer unit with work surfaces, splashbacks, base units under with matching wall units. Integrated dishwasher, integrated fridge and freezer, integrated electric oven and gas hob with cooker hood over, tiled flooring and access to the sitting/dining room.



#### Sitting/Dining Room

6.78m (22'3) x 3.4m (11'2)

With front aspect double glazed window, TV point, laminated flooring, coved ceiling and double glazed French doors giving access to the rear garden.



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### ON THE FIRST FLOOR:

#### Landing

With smoke alarm, thermostat for central heating, doors to bedrooms and bathroom.

#### Bedroom 1

3.73m (12'3) maximum x 3.45m (11'4)

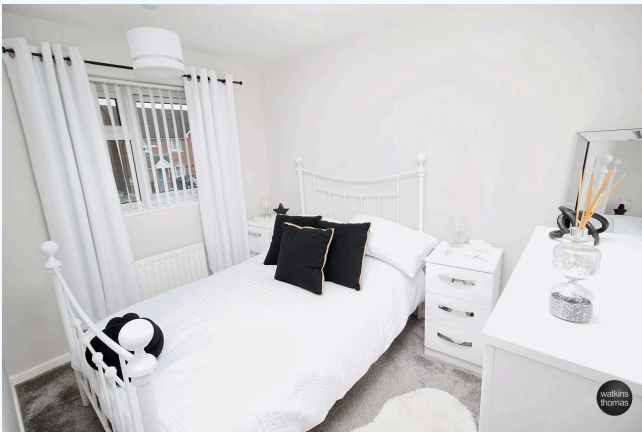
With rear aspect double glazed window, panelled radiator and cupboard housing the gas central heating boiler.



#### Bedroom 2

3m (9'10) x 2.87m (9'5) maximum (into door recess)

With front aspect double glazed window, access hatch to loft space and panelled radiator.



#### Bedroom 3

3m (9'10) x 2.06m (6'9) maximum (including bulkhead)

With front aspect double glazed window and panelled radiator.

#### Bathroom

1.88m (6'2) x 1.8m (5'11)

With rear aspect double glazed window with suite comprising panel enclosed bath with mixer tap and shower attachment. Low flush wc, wash hand basin, partially tiled wall surround, extractor fan, panelled radiator and vinyl flooring.



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### OUTSIDE:

#### Front Garden

Outside to the front of the property is a slate border with path leading to the front door. A side access path with slate border gives access to the rear garden via a gate. The front garden is enclosed by hedging to provide a degree of privacy.

#### Rear Garden

To the immediate rear of the property the garden is a patio area with outside storage shed with power and lighting. The property has the benefit of an outside tap and lighting and the garden is enclosed by fencing with a rear access gate and path giving access to a parking area.



#### Parking

The property does not have allocated parking but there are parking area's to the front and rear of the property which is on a first come, first served basis.

#### 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.

#### DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road, passing the Oval and turning left into Goodrich Grove. Continue around the left-hand bend and take the first turning right into Brampton Road, continue along Brampton Road, turning right into Kinnersley Close where the property is located on the left-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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guidproperty.co.uk](http://www.guidproperty.co.uk).

#### VIEWING

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

**5th November 2024**

ID39495

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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		85 B
69-80	C		
55-68	D	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.

