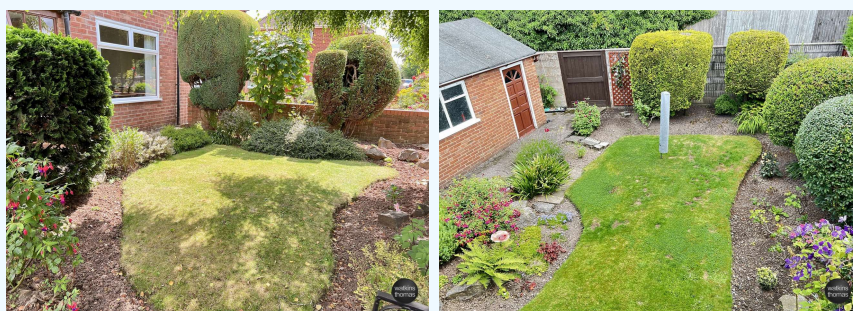




Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

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



**10 Burcott Road, Hereford, HR4 9LW**

*Located close to central Hereford, a mature semi detached home with driveway, garden and further area of land which might suite a variety of uses.*

**£295,000 (Freehold)**

**Residential Sales and Lettings**

## 10 Burcott Road, Hereford, HR4 9LW

### LOCATION

Burcott Road can be approached off Widemarsh Street or Farriers Way and lies directly north of the city centre within reach of the city's amenities and facilities. The property is located in a mixed residential commercial location with Hereford as a whole offering a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

10 Burcott Road is an established semi detached home which is centrally heated and double glazed. On the ground floor there is a porch, study hall, 2 reception rooms and a kitchen with 3 bedrooms and bathroom on the first floor. The property has a driveway which runs to the car port and garage with there being garden areas to the front and rear and side. A particular feature and attribute is an additional enclosed garden area/yard which offers potential for a range of uses subject to the obtaining of the necessary local authority planning consents.

In more detail, the accommodation comprises;

### ON THE GROUND FLOOR:

#### Enclosed Entrance Porch

2.03m (6'8") x 1.07m (3'6")

Approached through a multi paned front door, multi pane window, quarry tiled floor and with a double glazed door to;

#### Reception Study

3.05m (10') x 2.03m (6'8")

With a double glazed window to the side, double glazed window to the front, radiator and with an opening to a:



#### Inner Hall

2.03m (6'8") x 1.02m (3'4")

With a return stairway to the first floor, opening to the kitchen and a six panel door to the dining room and;

#### Sitting Room

3.66m (12') x 3.68m (12'1")

With a double glazed window to the front with vertical blind, stone fire surround with painted mantel over, sunken ceiling lights, radiator and with wood laminate flooring which continues through a pair of multi pane sliding doors to the;

#### Dining Room

3.68m (12'1") x 3.66m (12')

With a double glazed window overlooking the rear garden area, two sunken lights and with a wall mounted feature living flame gas fire with stone surround.



## 10 Burcott Road, Hereford, HR4 9LW

### Kitchen

3.05m (10') x 2.57m (8'5)

With double glazed over looking the rear garden, double glazed door to side and with fitted wood grain effect fronted base cupboard units with quartz working surface over and upstand part with tiled surround and there are numerous eye level cabinets together with built in double electric oven, a 1.5 bowl stainless steel unit with drainer and mixer tap, together with recess with plumbing for washing machine. Further appliance recesses under stair.



### ON THE FIRST FLOOR:

#### Landing

Approached over a return stairway. Double glazed window to the side, access hatch to loft storage space and with doors to the separate wc. The bathroom and;

#### Bedroom 1

3.68m (12'1) x 3.66m (12')

With double glazed window to the rear and radiator.



#### Bedroom 2

3.68m (12'1) x 3.66m (12')

With a double glazed window to the front with vertical blind. Radiator and double wardrobe cupboard with cabinets over.

#### Bedroom 3

3.05m (10') x 2.03m (6'8)

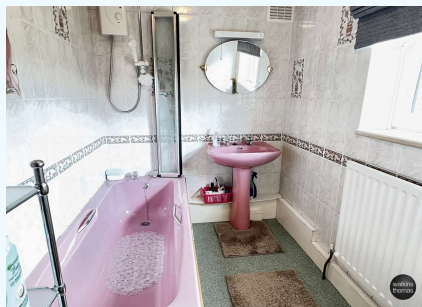
With a double glazed window to the front and radiator.

## 10 Burcott Road, Hereford, HR4 9LW

### Bathroom

3.05m (10') x 1.68m (5'6)

With coloured suite comprising bath with electric shower over and pedestal wash basin. Tiled walls, double glazed window to rear, radiator and with boiler cupboard in which is housed the wall mounted gas boiler which provides central heating and insulated hot water cylinder.



### Separate Wc

1.93m (6'4) x .76m (2'6)

With low level wc, part tiled walls and double glazed window.

### OUTSIDE:

The property has the benefit of a pair of iron gates which open to a driveway which leads to the;

### Car Port

8.18m (26'10) x 3.43m (11'3)

With corrugated roof over beyond which is the;

### Detached Garage

4.65m (15'3) x 3.25m (10'8)

With up and over door to front, window and door to side.



## 10 Burcott Road, Hereford, HR4 9LW

### Gardens

There are 4 principle garden areas. The first is a section at the front of the property comprising a shaped lawn with rockery and established shrub borders including roses and evergreens under the canopy of Silver Birch. The rear garden is private and comprises a shaped lawn with deep well stocked borders featuring roses and shrubs together with a fuchsia. The gardens are interspersed with rocks.



### Garden

The next garden area is that which flanks the driveway and comprise an expanse of shaped lawn with specimen shaped evergreens.

The final piece of garden is approximately triangular in plan and has dimensions of approximately 45' x 49' maximum. This section has a access through a pair of gates and is enclosed by 6' high fencing and a brick wall.

### COUNCIL TAX BAND B

Payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast 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

From central Hereford, proceed north along Edgar Street to the roundabout and take the second exit into Farriers Way. At the junction with Burcott Road turn left and the property will be identified 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

7th May 2025

ID38949

## 10 Burcott Road, Hereford, HR4 9LW

### 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             |         | 82 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

# 10 Burcott Road, Hereford, HR4 9LW

## 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.

