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24 Siddons Road, Hampton Dene, Hereford, HR1 1XD

'Situated to the east of Hereford city centre in the established and popular Hampton Dene district, a four bedroom semi-detached home with central heating and double glazing. Wide driveway to carport and garage. Established south facing gardens to the rear.'

£330,000 (Freehold)

Residential Sales and Lettings

24 Siddons Road, Hampton Dene, Hereford, HR1 1XD

LOCATION

The property is to the east of Hereford City Centre in the popular Hampton Dene residential area which offers a range of amenities including a pharmacy, doctors surgery, neighbourhood shops and educational establishments for which the locality is noted. There are amenity areas within easy reach 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

24 Siddons Road is a semi detached home which has the benefit of a two storey extension to the side. The property is centrally heated and double glazed. There is an extension to the rear. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch

With light and double glazed door to:

The Reception Hall

3.66m (12'0) x 4.04m (13'3)

With a glazed panelled door with adjacent glass windows to the sitting/living room, glazed panelled door to the kitchen, radiator, wall mounted thermostat, recess with return stairway off and with a door to the garage.

The Sitting Room/Living Room

5.49m (18'0) x 3.23m (10'7)

With a double glazed picture window overlooking the rear garden. Radiator and marble fire surround and hearth with living flame gas fire. Arched opening to:



The Dining Room

5.31m (17'5) x 2.18m (7'2)

With a double glazed picture window again overlooking the rear garden, double glazed window and double glazed casement door to the patio.

Kitchen

3.68m (12'1) x 2.03m (6'8)

With a double glazed window to the front and with fitted base cupboards with working surfaces over, tiled surrounds and matching eye level cabinets. Single drainer sink unit with mixer tap, recess for cooker and recess for further appliance.



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ON THE FIRST FLOOR:

Landing

With doors to the bedrooms, the extended bathroom and the airing cupboard with insulated hot water cylinder.

Bedroom 1

4.29m (14'1") x 2.64m (8'8")

With a double glazed window to the rear. Radiator.

Bedroom 2

2.64m (8'8") x 2.64m (8'8")

With a double glazed window to the front. Radiator.



Bedroom 3

3.15m (10'4") x 2.13m (7') (plus door recess)

With a double glazed window to the rear. Radiator.

Bedroom 4

2.77m (9'1") x 2.39m (7'10")

With a double glazed window to the rear. Radiator.



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Bathroom

4.37m (14'4") x 1.85m (6'1")

This area is substantially extended and includes a white suite comprising bath with mixer tap and tiled surrounds. Separate shower cubicle with electric shower unit and tiled surrounds. Pedestal wash basin and low level wc. Walls are part tiled with glazed feature tiles, radiator and electric ladder type radiator.



OUTSIDE:

At the front of the property there is a wide tarmac driveway which leads to both the GARAGE (7'5 x 13'0 deepening to 16') and which houses the wall mounted gas fired boiler, plumbing for washing machine and up and over door and the CAR PORT (11' x 7') with a door opening to the POTTING SHED/WORKSHOP (7'1 x 6') which has a double glazed window to the rear with adjacent casement door. Adjacent to the driveway there is a lawned garden with shrub border. The rear garden is a particular attribute and enjoys a fine southerly aspect and features a patio area with a slate border beyond which there is a shaped meticulously maintained lawn which has meandering beds and borders featuring a wide variety of shrubs and plants including an Acer. Boundaries are formed with lap board fencing.



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COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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

From central Hereford proceed east along St Owens street and follow through into Ledbury Road and at Tupsley Cross take the right hand turn into Church Road. Continue along Church Road and at the next roundabout, take the second exit, then turn right into Harvey Road. At the T-junction, turn right into Siddons Road where Number 24 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

13th May 2025

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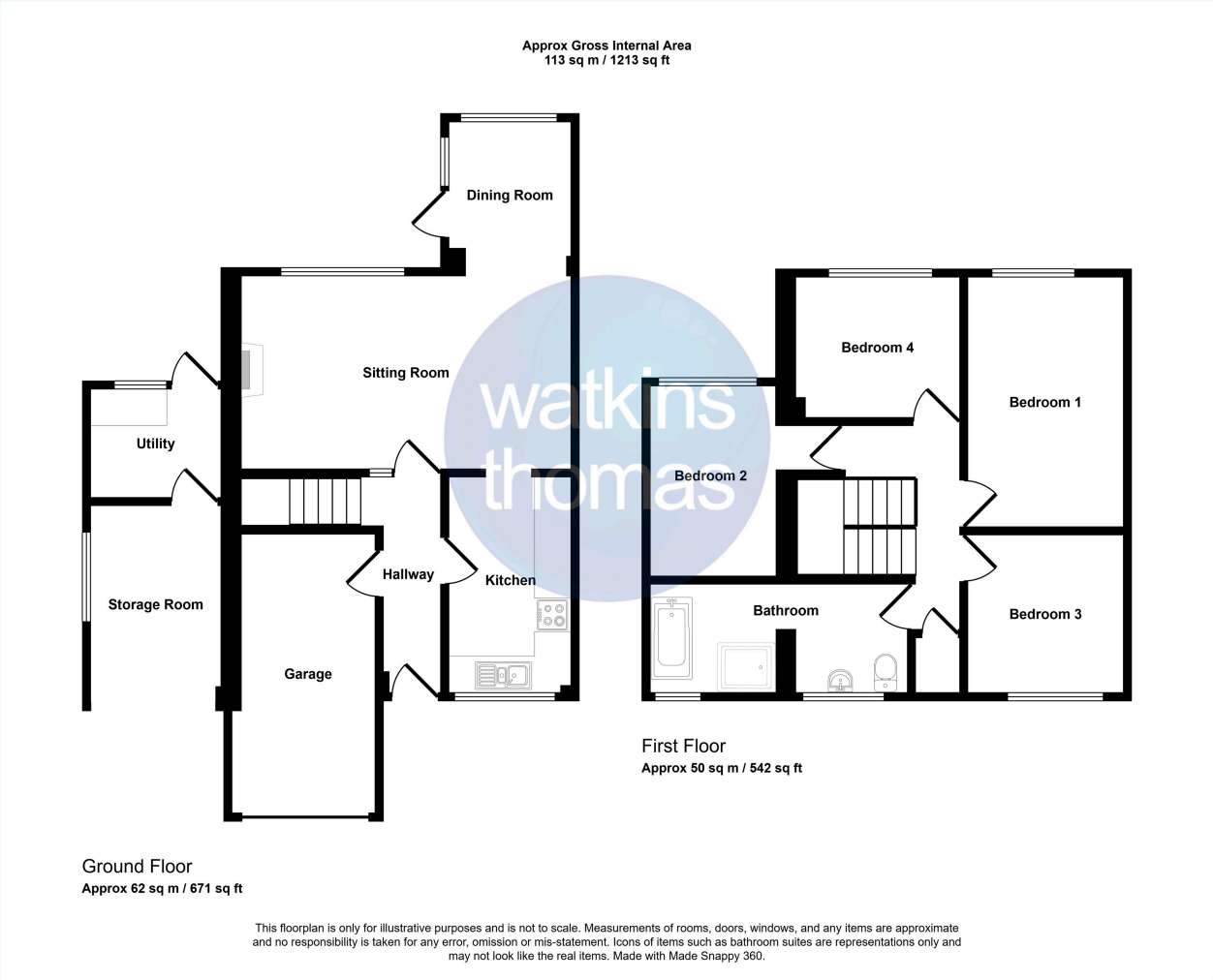
ENERGY PERFORMANCE CERTIFICATE

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.

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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.



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