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12 Quantock Close, Kings Acre, Hereford, HR4 0TD

'Located in the popular residential district of Kings Acre which lies to the north of Hereford City a four bedroom, detached family home, with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden'

£325,000 (Freehold)

Residential Sales and Lettings

12 Quantock Close, Kings Acre, Hereford, HR4 0TD

LOCATION

The property is situated in the popular residential location of Kings Acre which lies to the north of Hereford City. In the area are a range of amenities including local shops, public house 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 four bedroom detached family home with the added benefit of off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room, first floor landing with access to four bedrooms and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A side aspect double glazed entrance door leads to the entrance hall with panelled radiator, telephone point, stairs to first floor, door to the cloakroom, sitting room and dining area.

Cloakroom

With side aspect double glazed window, low flush wc, wash hand basin, partially tiled wall surround and panelled radiator.



Sitting Room

4.78m (15'8) x 3.35m (11') (maximum)

With front aspect double glazed window, panelled radiator, television point, sky television aerial, open reach point and coved ceiling.



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Dining Area

2.74m (9'0) x 2.62m (8'7)

With panelled radiator, coved ceiling, double glazed patio door to the rear garden, tiled flooring and arch to the kitchen.

Kitchen

2.97m (9'9) x 2.57m (8'5)

With rear aspect double glazed window, a range of units comprising a 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric double oven, integrated microwave, integrated electric hob with cooker hood over, integrated fridge freezer, wall mounted gas central heating boiler and tiled flooring.



ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to loft space, cupboard housing the hot water tank and doors to bedrooms and bathroom.

Bedroom 1

3.81m (12'6) x 3.02m (9'11)

With front aspect double glazed window and panelled radiator.

Bedroom 2

3.25m (10'8) (maximum) x 2.54m (8'4)

With rear aspect double glazed window, panelled radiator and built-in wardrobe.



Bedroom 3

2.49m (8'2) x 2.31m (7'7) (plus door recess)

With rear aspect double glazed window and panelled radiator.

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Bedroom 4

3.02m (9'11) x 1.91m (6'3)

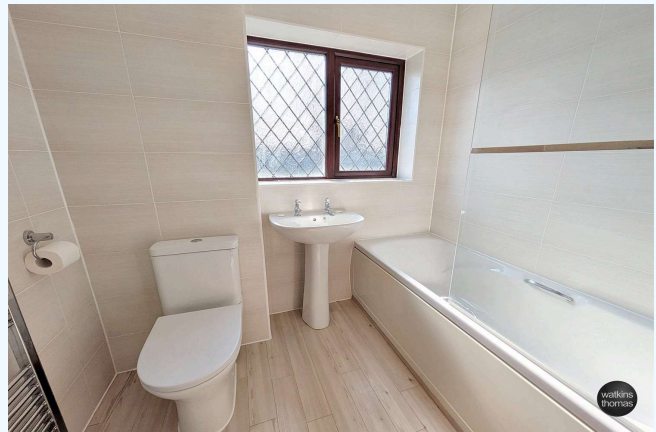
With front aspect double glazed window and panelled radiator.



Bathroom

2.13m (7'0) x 1.68m (5'6) (maximum)

With side aspect double glazed window and having suite comprising panel enclosed bath with mixer tap and shower attachment. Low flush wc, pedestal mounted wash hand basin, fully tiled wall surround and heated towel rail.



OUTSIDE:

To the front of the property is a lawn garden with shrub borders and path leading to the side aspect door. A tarmac driveway gives access to the garage which has an up and over door, power and lighting. To the immediate rear of the property is a lawn garden with shrub borders giving access to the patio area. There is a useful garden shed and outside tap. The garden is enclosed by fencing and walling to provide a degree of privacy.

COUNCIL TAX BAND D

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 Whitecross Road. On reaching the roundabout take the second exit onto Kings Acre Road. Continue along Kings Acre Road turning right into Cotswold Drive, take the first right into Quantock Close where the property is located on the right hand side.

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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.

20th May 2025

ID39995

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.

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.

