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3 Tower Road, Broomy Hill, Hereford, HR4 0LF

'Located in Broomy Hill, a prime residential district, set just to the west of central Hereford and its amenities an appealing and comfortable detached family home with south facing gardens'

£390,000 (Freehold)

Residential Sales and Lettings

3 Tower Road, Broomy Hill, Hereford, HR4 0LF

LOCATION

Tower Road lies just off Breinton Road, about half a mile west of Hereford City Centre, within the ever popular Broomy Hill district. At the end of Tower Road there is a park, the area is convenient to riverside and country walks and nearby are the range of amenities offered by the established Whitecross neighbourhood. 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

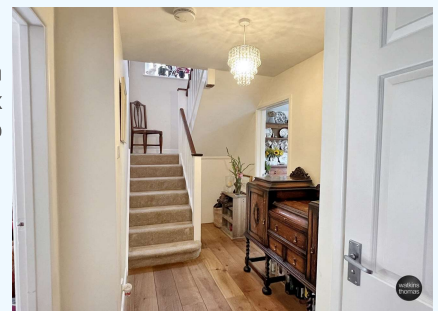
3 Tower Road is one of two individual homes which are well planned. 3 Tower Road is centrally heated and double glazed, it is comfortably appointed and has a central entrance hall off which a return stairway rises to the first floor. There is also a cloakroom and at the front there is an open plan well appointed kitchen/dining room and at the rear there is a generous family living room with doors opening to and fully embrace the aspect and south panorama across the gardens. On the first floor there is a landing, master en-suite bedroom, two further bedrooms and bathroom. There is onsite parking and a driveway leads to the garage. As previously noted a particular attribute of this property is the splendid south facing rear garden which is the result of a considerable investment in terms of time and effort. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Reception Hall

5.11m (16'9) x 1.78m (5'10) (maximum)

Approached through a double glazed door with a return stairway with wooden banister, wall mounted thermostat, radiator, woodgrain flooring and with 'six panel' doors to the sitting room, kitchen/breakfast room and cloakroom. Door to an under stair cupboard.



Cloakroom

1.45m (4'9) x .81m (2'8)

With low level wc and wash basin with mixer tap and cupboard below. Double glazed window, coved ceiling and continuation of woodgrain flooring.

Fine Living Room

5.72m (18'9) x 4.06m (13'4)

A splendid room with a pair of double glazed doors with adjacent double glazed windows opening to and enjoying the southerly aspect and rear garden. Two radiators, marble fire surround with inset and hearth and living flame gas fire. Feature wood flooring.



3 Tower Road, Broomy Hill, Hereford, HR4 0LF

Kitchen/Dining Room

5.82m (19'1) x 3.28m (10'9)

With two double glazed windows to the front, sunken ceiling lights and within the dining area there is a radiator, wooden flooring and which continues through to the superbly appointed modern kitchen area. With an extensive range of fitted base cupboard and drawer unit with quartz working surfaces over, tiled surrounds and high level matching cabinets. Pair of doors to larder cupboard in which is housed the wall mounted gas fired combination boiler which provides central heating and domestic hot water. Recess with plumbing for washing machine, Zanussi oven with a four ring gas hob over, splashback and stainless steel cooker hood. Built in dishwasher and enamel 1.5 bowl sink unit with drainer and mixer tap.



ON THE FIRST FLOOR:

Landing

3.38m (11'1) x 1.32m (4'4)

With mezzanine level having a feature double glazed window, access hatch to loft space, radiator and with doors to the bathroom, bedrooms and linen cupboard with fitted shelves.

Master Bedroom

3.48m (11'5) x 3.66m (12') (18'10 maximum)

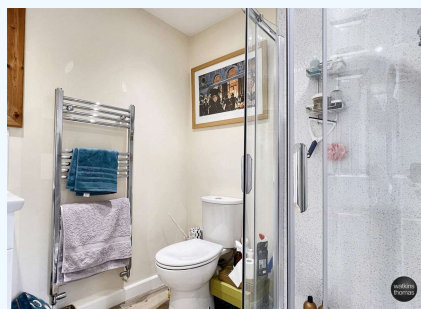
This room is L shaped in plan and has a pair of double glazed windows opening to and overlooking the fine rear garden. Two radiators and with two folding doors to a recessed wardrobe area with hanging rail and storage shelving.

3 Tower Road, Broomy Hill, Hereford, HR4 0LF

En-suite Shower Room

1.93m (6'4) x 1.83m (6')

With a corner shower cubicle with shower boarded walls, extractor unit, twin headed shower unit, low level wc and pedestal wash basin with cupboards below and mixer and tiled courses over. Sunken ceiling lights, ladder style radiator and with woodgrain effect flooring.



Bedroom 2

3.12m (10'3) x 2.59m (8'6)

With a double glazed window to the front and radiator.

Bedroom 3

3.05m (10') x 2.18m (7'2)

With a double glazed window to the front and radiator and with a pair of folding doors to a recessed wardrobe with hanging rail and storage shelving.

Bathroom

2.74m (9') x 1.96m (6'5)

With a white suite including shower end bath with tiled walls and twin headed shower unit, mixer tap and having a low level wc and pedestal wash basin with mixer tap and tiled surround. Double eye level mirror fronted cabinet, shaver point, ladder type radiator, double glazed window, sunken ceiling lights and woodgrain effect flooring.



OUTSIDE:

Driveway & Parking

The property has the benefit of a wide brick paviour drive and parking area which runs to the;

Garage

4.37m (14'4) x 2.54m (8'4)

With an up and over door to the front, electric light and power points and with a door to the;

Potting Shed/Potential Garden Room

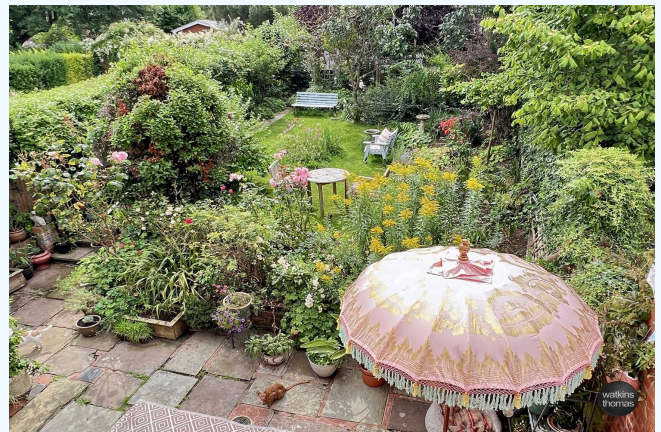
2.57m (8'5) x 2.21m (7'3)

With two double glazed windows and a door the rear.

3 Tower Road, Broomy Hill, Hereford, HR4 0LF

Gardens

To the front of the property there is a planted garden area with roses and fuchsia. The rear garden is a particular attribute of this wonderful property. From the French doors at the rear of the property there is an irregular size sun terrace which enjoys a southerly aspect. There is a further patio area and a short flight of steps which runs to the principle garden area which comprises an irregular shaped lawn with central planted flower bed and deep borders featuring a wide variety of shrubs and plants including mature trees and laurel numerous roses. A bordered pathway runs to the upper garden area which is paved and has a focus around a mature tree and borders are formed in timber fencing and an old brick wall. There are planted beds, a garden store and the area is set behind trellis work to give the space 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.

3 Tower Road, Broomy Hill, Hereford, HR4 0LF

DIRECTIONAL NOTE

From central Hereford proceed from the town centre into St Nicholas Street, pass over the traffic lights into Barton Road and follow through into Breinton Road. Take the left hand turn into Breinton Avenue just opposite Ryeland Street and continue left into Tower Road where the subject property will be identified 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

11th June 2025

ID38948

3 Tower Road, Broomy Hill, Hereford, HR4 0LF

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		84 B
69-80	C		
55-68	D	66 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.

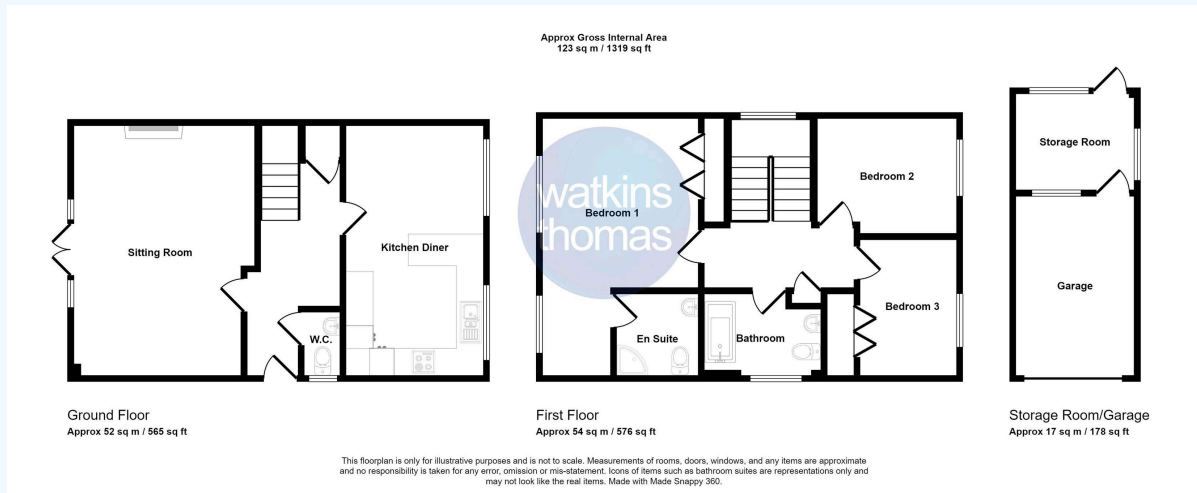
For properties in England and Wales:

- 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.



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