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38 Hewitt Avenue, Kings Acre, Hereford, HR4 0QR

'An established, three bedroom semi detached home, located towards the end of a 'no through road' in the popular Kings Acre residential district, a convenient distance from local amenities. The house is centrally heated and double glazed and has a garden and garage'

£285,000 (Freehold)

38 Hewitt Avenue, Kings Acre, Hereford, HR4 0QR

LOCATION

Hewitt Avenue is an established residential cul-de-sac and from the property's particular location there is a footpath/walkway which provides the property with good accessibility to Kings Acre Road and local amenities, particularly those which are available at Whitecross roundabout and its environs. Kings Acre is located just over one mile west of central Hereford and the city as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

38 Hewitt Avenue is an established semi detached home which has the benefit of a gas fired central heating system and double glazed windows. On the ground floor there is an entrance hall with a sitting room to the front and at the rear there is a kitchen and dining room which each open to a conservatory. On the first floor there are three bedrooms and a shower room. There is a lawned garden at the front, a garden to the rear together with a garage. In more detail the property comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

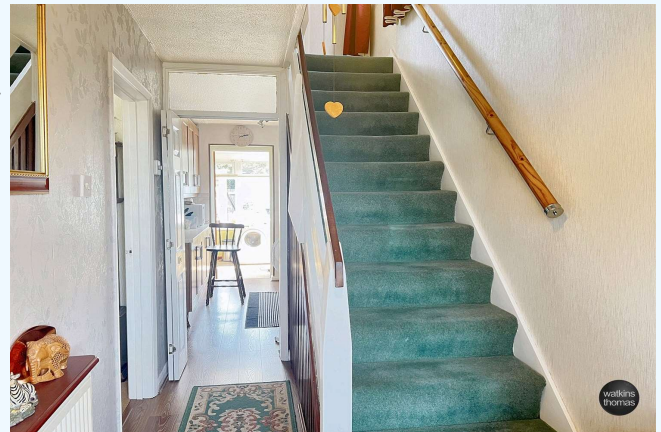
1.73m (5'8) x .74m (2'5)

Approach via a door with double glazed upper panels with feature coloured glass sections and with adjacent double glazed window, wood block flooring and with a door with adjacent window to:

Hall

3.66m (12'0) x 1.68m (5'6)

With stairway off, radiator, wood grain effect flooring and with a folding door to the kitchen and glazed panelled door to:



The Sitting Room

4.11m (13'6) x 3.35m (11')

With a double glazed window overlooking the front garden with vertical blind, polished wood fire surround with marble inset and hearth and living flame gas fire, radiator and with a pair of sliding doors to:

The Dining Room

2.97m (9'9) x 2.87m (9'5)

With a sliding double glazed patio door to the rear, tilt and turn door to the conservatory, radiator and glazed panelled door to:



The Kitchen

2.97m (9'9) x 2.16m (7'1)

With a double glazed window to the side and fitted soft close base cupboard units with working surface over, tiled surrounds and with a range of matching eye level cabinets. Sink unit with drainer and mixer tap, four ring gas hob with double oven below and cooker hood above and having a recess for washing machine, Wood grain effect flooring and with a second door to:

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The Conservatory

4.14m (13'7") x 2.13m (7'0")

With double glazed elevations off a masonry base and with a double glazed casement door to outside, solid roof and radiator.



ON THE FIRST FLOOR:

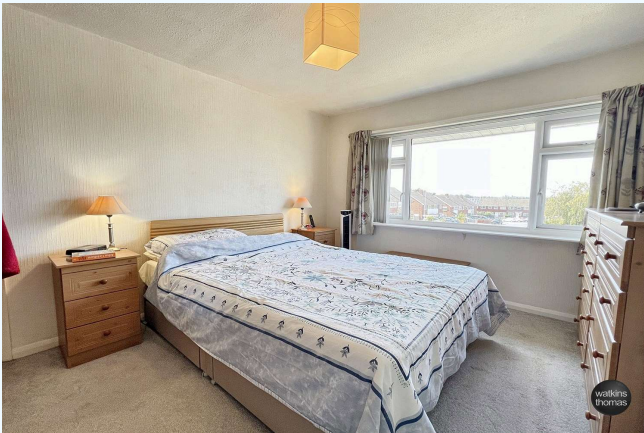
Landing

With a double glazed window to the side, access hatch to loft storage space which is part boarded and with six panel doors to:

Bedroom 1

4.11m (13'6") x 2.97m (9'9")

With a double glazed window looking down through the close at the front, radiator and door to boiler cupboard with a wall mounted Worcester boiler which provides central heating and domestic hot water.



Bedroom 2

3m (9'10") x 3m (9'10")

With a double glazed window to the rear and radiator.

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Bedroom 3

2.08m (6'10) x 2.08m (6'10) (9'4 maximum)

With a double glazed window overlooking the close to the front, radiator and door to over-stairs storage cupboard with double doors to the front.



The Shower Room

2.03m (6'8) x 1.68m (5'6)

With corner shower cubicle having curved screen doors and an electric shower unit. Low level wc, vanity wash hand basin with mixer tap and cupboards below. Ripple tiled walls, double glazed window, extractor unit and ceramic floor tiles.



OUTSIDE:

At the front of the property is a rectangular garden area which is lawned and has established hedge border and shaped shrubs. A side pathway leads to the rear which has a square of lawn, a greenhouse, profile shed, raised decked area and a section of vegetable garden.

At the rear of the property, approached over a shared private lane, there is a DETACHED GARAGE (15'3 x 8'9) with a pair of wooden doors and a personal door.



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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 west for the length of Whitecross Road and at the roundabout take the second exit into Kings Acre Road. After just over 0.1 of a mile turn left into Stretton Close, follow through into Carroll Avenue and enter Hewitt Avenue where the property will be identified on the right hand side by the agents for sale board.

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.

23rd August 2025

ID41262

ENERGY PERFORMANCE CERTIFICATE

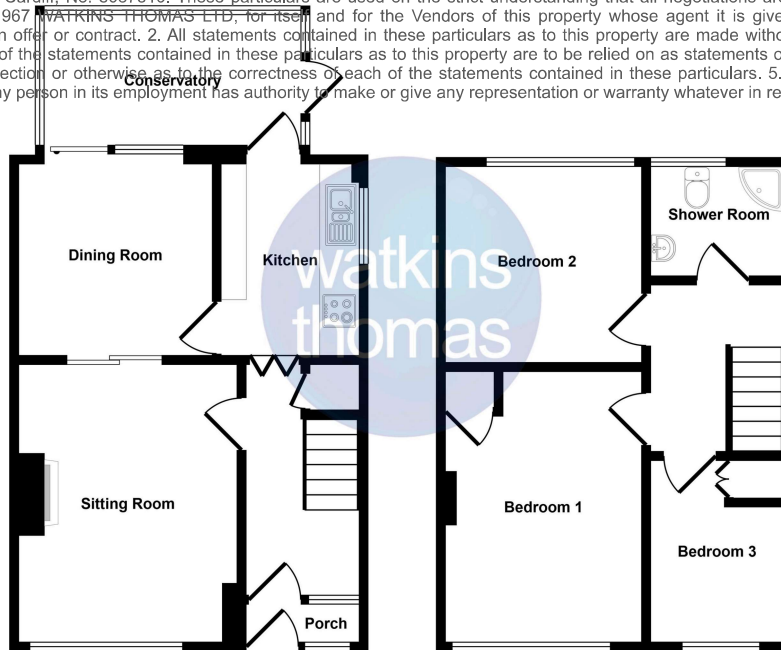
An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

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.

Approx Gross Internal Area
84 sq m / 909 sq ft

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Ground Floor
Approx 46 sq m / 500 sq ft

First Floor
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.