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8 Coniston Walk, off Yazor Road, Hereford, HR4 9PP

Situated to the north of Hereford City in a well established residential location, an extended three bedroom semi detached family home with gas central heating, double glazing, enclosed rear garden and garage for parking.

£272,500 (Freehold)

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LOCATION

The property is located to the north of Hereford City just off Yazor Road. In the area are a range of amenities including local shops 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 an extended three bedroom semi detached family home with gas central heating, double glazing, enclosed rear garden, garage for parking. The accommodation comprises entrance hall, study, sitting room, kitchen/dining room, first floor landing with access to three bedrooms and family bathroom.

ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect double glazed entrance hall leading to the;

Entrance Hall

With two glazed windows either side of the door, stairs to the first floor, coved ceiling, panelled radiator, LVT flooring, thermostat for central heating, door to the study, sitting room and cloakroom.

Cloakroom

With side aspect double glazed window, low flush WC, wash hand basin with tiled splashbacks and LVT flooring.

Study

3m (9'10) x 2.67m (8'9)

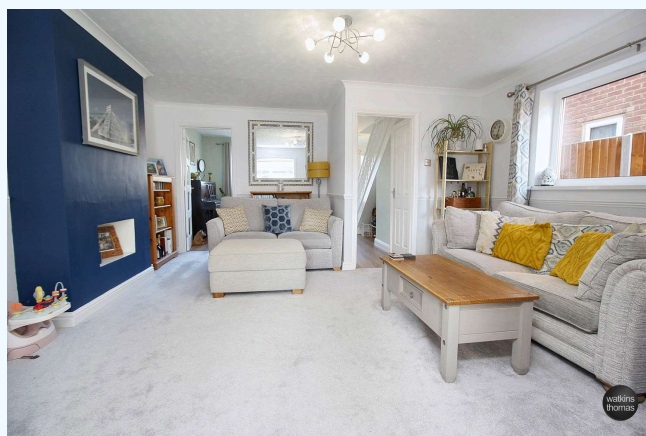
With front aspect double glazed window, panelled radiator, LVT flooring and glazed door to the sitting room.



Sitting Room

4.83m (15'10) (maximum) x 4.55m (14'11) (maximum L-shaped room)

With side aspect double glazed window, coved ceiling, panelled radiator, television point and access to the kitchen/dining room.



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Kitchen/Dining Room

4.17m (13'8) x 2.39m (7'10)

With rear aspect double glazed window, coved ceiling, a range of units comprising one and a half bowl sink drainer unit with work surfaces, tiled splashbacks, base units and with matching wall units. Rangemaster cooker, plumbing space for washing machine, space for slimline dishwasher, space for dining table and upright fridge/freezer, panelled radiator and double glazed patio door to the rear garden.



ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, coved ceiling, access hatch to loft space with pull down ladder. (The loft is boarded)

Bedroom 1

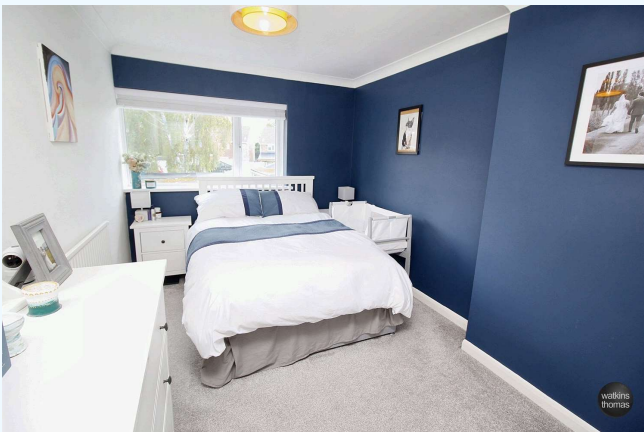
4.32m (14'2) x 2.67m (8'9) (maximum)

With rear aspect double glazed window, panelled radiator and coved ceiling.

Bedroom 2

3.58m (11'9) x 2.67m (8'9)

With front aspect double glazed window, panelled radiator and coved ceiling.



Bedroom 3

3.25m (10'8) x 1.75m (5'9)

With rear aspect double glazed window, panelled radiator and a range of units with hanging rails and shelving.

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Bathroom

2.54m (8'4) (maximum) x 1.93m (6'4)

With front aspect double glazed window, suite comprising panel enclosed bath with thermostatically controlled shower over, glass shower screen, vanity wash hand basin, low flush WC, heated towel rail, storage cupboard, LVT flooring and partially tiled wall surround.



OUTSIDE:

To the front of the property is a lawned garden with shrubs and path giving access to the front door. A side access path and gate give access to the rear garden where there is a patio leading to the main garden which is laid to lawn. The garden is enclosed by fencing to provide a degree of privacy with a rear access gate and door to the garage. GARAGE with up and over door with a stud partition which could be removed to provide the full garage for parking.



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COUNCIL TAX BAND C

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 on along the Whitecross Road. On reaching the roundabout take the fourth exit onto Yazor Road. Continue along Yazor Road taking the third turning on the left hand side into Windermere Road. Coniston Walk can be found 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.

17th September 2025

ID41491

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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.

Energy rating and score

This property's energy rating is C. 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		85 B
69-80	C	73 C	
55-68	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

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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.

