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## 23 Gladstone Drive, Hereford, HR4 9YD

*Situated within easy access of central Hereford a terraced two bedroom home which is provided with gas central heating and double glazing. Particular attributes of the property are its well presented kitchen and bathroom and the fact that it has a garage.*

**£195,000 (Freehold)**

# 23 Gladstone Drive, Hereford, HR4 9YD

## LOCATION

Gladstone Drive is located off Penhaligon Way, off Edgar Street and just to the north west of the city centre. Within easy reach is the Courtyard Theatre and Hereford's central shopping facilities, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

23 Gladstone Drive is a very well presented inner terrace home which has a modern gas fired central heating system and replacement double glazed windows. The kitchen has been updated, as has the bathroom. This comfortable property with gardens and a garage in more detail comprises;

### ON THE GROUND FLOOR:

Recessed entrance porch with canopy and having a double glazed door to;

#### Reception Lobby

1.47m (4'10) x 1.09m (3'7)

With wood laminate flooring, radiator and having an opening to the living room and opening to;

#### Kitchen

2.39m (7'10) x 2.26m (7'5)

With fitted soft close base cupboards with woodblock effect working surfaces over, tiled surrounds and matching soft close eye level cabinets. Composite sink unit with single bowl drainer and flexible head shower tap. Recess with plumbing for dishwasher, recess with plumbing for washing machine, built in fridge and freezer units, wine chiller, built in double electric oven and with a four ring hob with splashback and cooker hood over. Double glazed window to the front, sunken ceiling lights and wood grain wood laminate flooring.



#### Sitting Room

5.08m (16'8) x 3.56m (11'8)

With stairway off and having a double glazed window to the rear, double glazed door to the rear, radiator and continuation of the wood grain flooring.



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## ON THE FIRST FLOOR:

### Landing

1.85m (6'1) x .91m (3')

With access hatch to loft space and having replacement modern doors with feature handles to;

### Bedroom 1

3.91m (12'10) x 2.57m (8'5)

With a double glazed window to the rear, radiator and door to over stair Boiler Cupboard (4' 3 by 3') with a modern wall mounted gas fired boiler which provides central heating and domestic hot water. Fitted shelving.

### Bedroom 2

3.61m (11'10) x 1.98m (6'6)

With a double glazed window to the front and radiator.



### Bathroom

2.62m (8'7) x 1.47m (4'10)

With modern suite comprising bath with central tap with shower head attachments, vanity wash basin with cupboards below and mixer tap together with dual flush low level WC. Part shower boarded walls, ceiling light fitting, ladder type radiator and wood grain effect flooring.



### OUTSIDE:

At the front of the property there is a lawned garden area and a pathway leads to the front door. At the rear, there is a further garden area comprising a section of paving stones and patio. The rear garden is approximately 31' 6 by 13' wide and is largely enclosed by lapboard fencing panels between concrete posts. There is a pedestrian gateway at the rear of the garden.

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## Parking & Garage

From Gladstone Drive, there is a shared tarmacadam driveway which leads to the end of terrace garage (17' by 8' 3) which has an up and over door to the front.



## COUNCIL TAX BAND B

Made 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

From central Hereford, proceed west along Edgar Street and just by the Courtyard theatre turn left into Penhaligon Way. Continue to and turn left into Gladstone Drive and number 23 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## Agents Note

Under Section 21 Of the Estate Agency Act please note that the vendors of this property are related to a member of staff working at Watkins Thomas.

**21st January 2026**

ID42174

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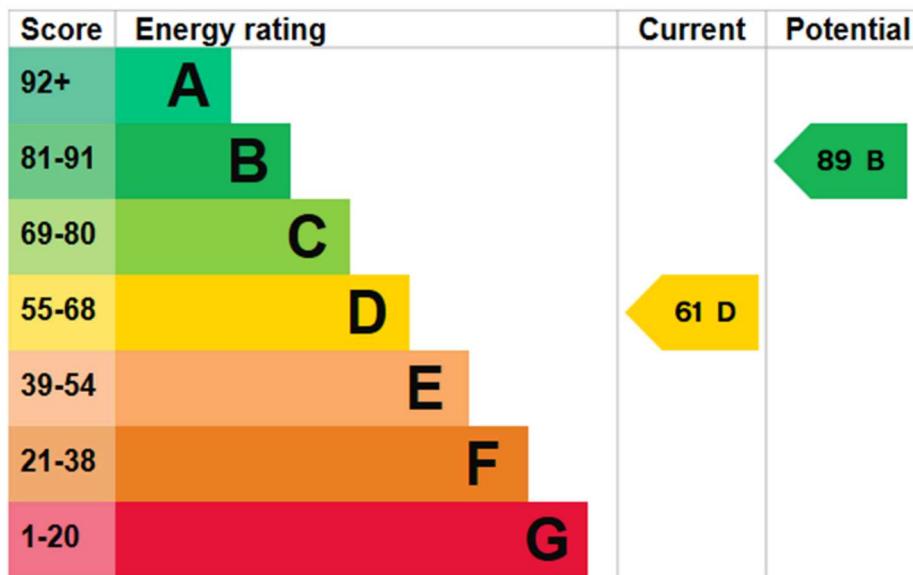
## ENERGY PERFORMANCE CERTIFICATE

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 D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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.

