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26 Thistledown Grove, Hampton Dene, Hereford, HR1 1AZ

'An established three bedroom semi detached home located in the popular Hampton Dene area which lies to the east of the city centre. The property is provided with gas central heating and double glazing and has a driveway, garage and garden area at the rear'

£279,995 (Freehold)

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LOCATION

Thistledown Grove is located off Queenswood Drive in the Hampton Dene residential district which lies to the east of the city. In the locality there are a range of amenities including popular schools, recreational facilities together with other amenities including a doctors surgery and pharmacy. 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

26 Thistledown Grove is a three bedroom semi detached home which has a gas fired central heating system and double glazed windows. The property has a driveway which leads to the garage, there is a garden area at the rear and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Porch

With door with double glazed and leaded upper panels to:

Entrance Hall

With stairway off, wall light point, radiator, wood laminate flooring and thermostat. Attractive door through to:

The Living Room

4.52m (14'10") x 3.51m (11'6")

With a double glazed window to the front, radiator, television point and wood laminate flooring. Door to:



Kitchen/Dining room

4.52m (14'10") x 3.07m (10'1")

With double glazed French doors opening to and overlooking the rear garden, double glazed window to the rear and with fitted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and eye level cabinets. Single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine, recess for a further appliance, built-in electric oven with five burner gas hob and cooker hood over and space for an upright fridge freezer. Low level heater and a pair of doors to an understairs storage cupboard.



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ON THE FIRST FLOOR:

Landing

With access hatch to loft storage space and with panel doors to the bedrooms. Wood laminate flooring. door to the bathroom and door to boiler cupboard with wall mounted gas fired boiler which provides central heating and domestic hot water.

Bedroom 1

2.49m (8'2) x 3.76m (12'4) (14'2 to rear of wardrobes)

With a double glazed window to the front, radiator, wood laminate flooring and along one wall there is a run of three mirror fronted sliding doors to a wardrobe area with hanging rail and storage space.



Bedroom 2

2.49m (8'2) x 3.45m (11'4)

With a double glazed window to the rear, radiator and wood laminate flooring.

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Bedroom 3

2.59m (8'6") x 1.98m (6'6")

With a double glazed window to the front and radiator. Wood laminate flooring.



The Shower Room

1.93m (6'4") x 1.68m (5'6")

With shower boarded walls and corner shower cubicle with an electric shower unit, vanity wash basin and low level wc. Double glazed window, radiator and wood grain effect flooring.



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OUTSIDE:

The property has the benefit of a concrete driveway which leads to the ATTACHED GARAGE (the garage is currently utilised as a store room/play room 16'3 x 8'10) with an up and over door, section of work surface and a personal door to the rear.

The front garden area is laid to a shaped lawn. The rear garden features a hardstanding/patio area, a second concrete area with raised flower beds and borders and a low flight of steps leads up to the level lawn. The rear garden is approximately 43' long by 24'6 wide and is enclosed by a mix of fencing. There is also a garden shed.



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 along St Owen Street and at the end of St Owen Street turn right into Eign Road. Continue along Eign Road, enter Hampton Park Road and then take the left hand turning on the outskirts of the city into Sudbury Avenue. Proceed along Sudbury Avenue and turn right into Gurney Avenue and then take the left hand turning into Queenswood Drive. Take the right hand turning into Thistledown Grove and the property will be identified 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.

21st January 2025

ID39304

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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		88 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.

