



16 NEWTOWN ROAD

HEREFORD HR4 9LL

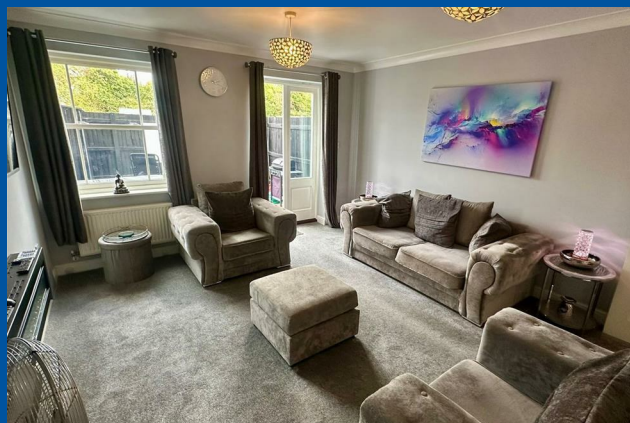
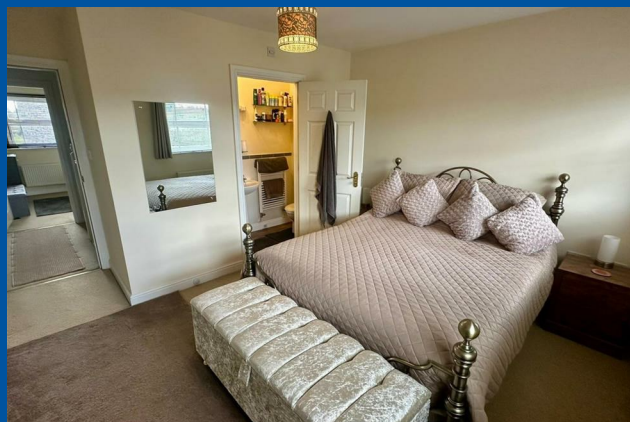
£265,000
FREEHOLD

Situated within easy reach of Hereford city centre and all the facilities, a deceptively spacious, immaculate 4 bedroom end of terrace house with gas central heating double glazing, downstairs cloakroom, ensuite shower room, easy to maintain garden and we strongly recommend an internal inspection.



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- Convenient central location • Deceptively spacious 3 bedroom house • 4 good sized bedrooms • En-suite shower room • Immacultely presented • Viewing advised



Entrance Hall

With coat hooks, radiator and door to the

Reception Hall

With radiator, carpeted staircase to the first floor, access to the kitchen and door to the

Downstairs Cloakroom

With low flush WC, pedestal wash hand basin with tiled splash back and mirror over, radiator, extractor fan.

Kitchen

Fitted with a range of wall and base cupboards, ample work surfaces with splash backs, tiled floor, double radiator, double glazed window to the front aspect, wall mounted cupboard housing the gas central heating boiler, a built in oven, microwave and 4 ring gas hob with splash back and cooker hood over, wine racks, built in fridge and freezer and slimline dishwasher, recessed spotlighting.

Lounge

With fitted carpet, 2 radiators, coved ceiling, double glazed window to the rear, double glazed double doors to the rear patio and a contemporary, wall mounted electric fire.

First Floor Landing

With fitted carpet, radiator and door to

Bedroom 3

With fitted carpet, radiator, 2 double glazed windows to the front aspect,.

Bedroom 4

With fitted carpet, radiator, 2 double glazed windows to the rear.

Agents Note

Either of bedrooms 3 or 4 could be used as an upstairs lounge if required

Bathroom

With suite comprising panelled bath with shower attachment over, glazed screen, rail and curtain, low flush WC, pedestal wash hand basin with tiled splash back, mirror, shelf and light over, ladder style towel rail/radiator, recessed spotlighting and extractor fan.

Second Floor Landing

With fitted carpet, radiator, access hatch to the loft storage space and door to

Bedroom 1

With fitted carpet, radiator, 2 double glazed windows with Venetian blinds to the rear and door to the

Ensuite Shower Room

With suite comprising, low flush WC, pedestal wash hand basin with shelf mirror and shaver point over, shower cubicle with glazed door, ladder style towel rail/radiator, extractor fan.

Bedroom 2

With fitted carpet, radiator, 2 double glazed windows to the front aspect with Venetian blinds

Outside

The rear garden has been paved for easy maintenance and is well enclosed by fencing for privacy with a useful garden store and rear gate leading to the parking area.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band 'D' - £2,429 for 2025/2026

Water and drainage rates are payable.

Directions

From the Flint and Cook office proceed north out of Hereford along Victoria Street continuing to Edgar Street, at the mini roundabout turn right on to Newton Road.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

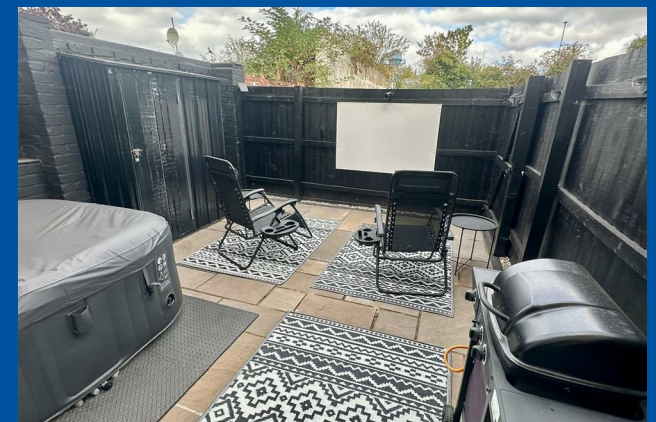
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

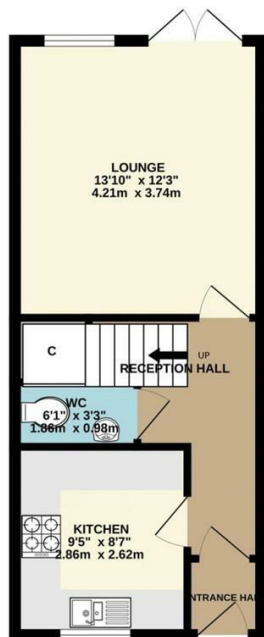
Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

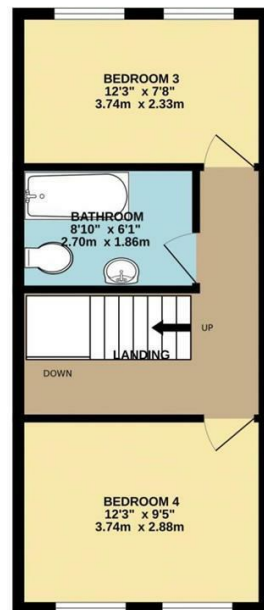
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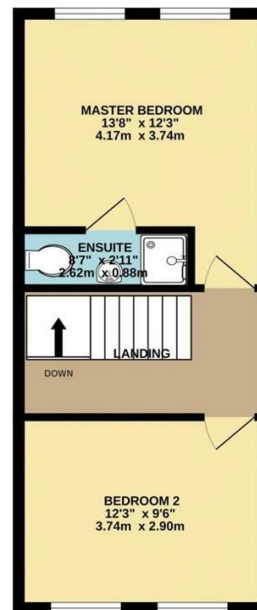
GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



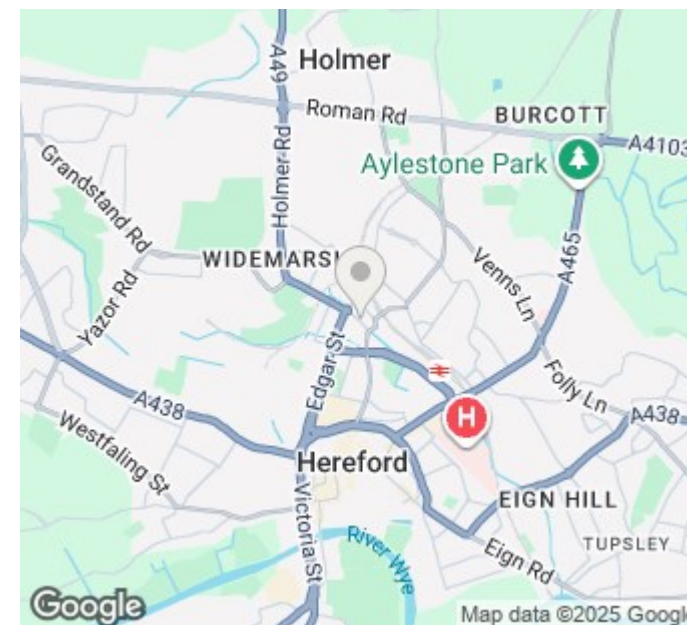
1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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