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### 25 Home Lane, St Martins, Hereford, HR2 7LT

*Situated to the south of Hereford City a well presented, two bedroom detached bungalow with gas central heating, double glazing, off road parking, garage, low maintenance enclosed rear garden and solar panels*

**£240,000 (Freehold)**

**Residential Sales**

## 25 Home Lane, St Martins, Hereford, HR2 7LT

### LOCATION

The property is located to the south of Hereford City in the well established Redhill district. In the area are a range of amenities 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 a well presented, two bedroom, detached bungalow with the added benefit of solar panels, gas central heating, double glazing, off road parking, garage, low maintenance enclosed rear garden with accommodation comprising entrance hall, sitting/dining room, modern kitchen, two bedrooms and shower room. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

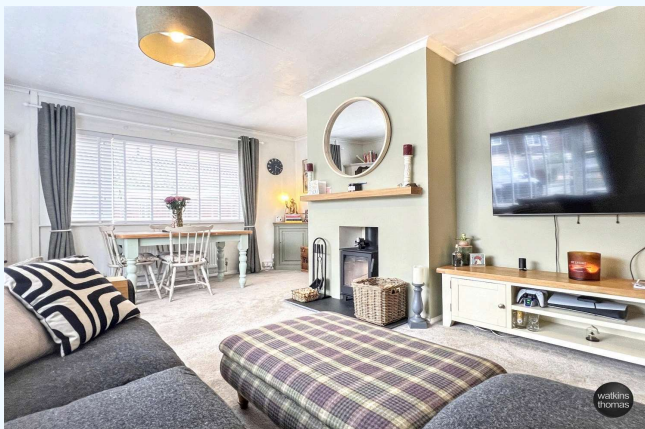
#### Entrance Hall

A side aspect double glazed entrance door leads to the entrance hall with side aspect double glazed feature window, two storage cupboards, smoke alarm, LVT flooring, panelled radiator, coved ceiling, access hatch to loft space, doors to the sitting/dining room, kitchen, bedrooms and shower room.

#### Sitting/Dining Room

5.08m (16'8) x 4.09m (13'5) (maximum)

With front and side aspect double glazed windows, wood burning stove with hearth and oak mantel over, coved ceiling, television point and panelled radiator.



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### Kitchen

2.57m (8'5) x 2.39m (7'10)

With side aspect double glazed window, a range of units comprising sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, integrated electric oven and hob, integrated dishwasher, integrated fridge and freezer, LVT flooring and side aspect double glazed door to the garden.



### Bedroom 1

3.94m (12'11) x 2.9m (9'6)

With rear aspect double glazed window, two built-in double wardrobes, panelled radiator, coved ceiling and wood panelling to one wall.



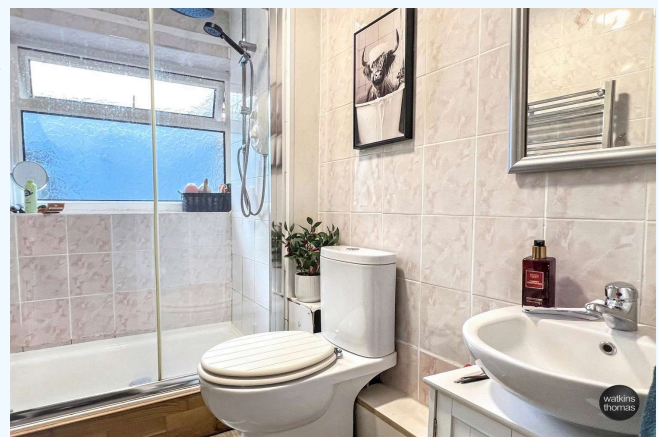
### Bedroom 2

3.33m (10'11) x 3.02m (9'11)

With side aspect double glazed window, panelled radiator, wall mounted gas central heating boiler and coved ceiling.

### Shower Room

With side aspect double glazed window with suite comprising double shower cubicle and electric shower, low flush wc, wash hand basin, heated towel rail, fully tiled wall surround, extractor fan and LVT flooring.



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### OUTSIDE:

To the front of the property is a gravel garden with dropped kerb which can be used for parking. A path continues to the front door and side access gate. To the right hand side of the property is a further side gate and path giving access to the garden and driveway to the GARAGE (16'6 x 8'2) with up and over door, power and lighting and single glazed window to the rear as well as a personal door. To the right hand side of the property is a STORAGE SHED with power and lighting and path leading to the rear garden. To the rear of the property the garden has been laid to patio for ease of maintenance with various shrubs and trees. The garden is enclosed by fencing to provide a degree of privacy. There is also an outside tap and power point.



### COUNCIL TAX BAND B

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 the Belmont Road, take the left hand turning into Walnut Tree Avenue and first right into Home Lane. Proceed along Home Lane and the property is located on the left hand side as indicated 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](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).

**6th May 2026**

ID42717

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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 B. 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	86 B	90 B
69-80	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.

