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94 Kempton Avenue, Bobblestock, Hereford, HR4 9TY

'Situated to the north of Hereford City in the popular residential location of Bobblestock, a well presented four bedroom detached family home with gas central heating, double glazing where specified, off road parking, garage and enclosed rear garden'

£385,000 (Freehold)

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LOCATION

The property is located to the north of Hereford City in the popular Bobblestock district. In the area are a range of amenities, including Co-op supermarket 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, extended four bedroom detached family home, with gas central heating, double glazing where specified, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, family room, downstairs cloakroom, kitchen/dining room, utility, first floor landing with access to four bedrooms, en-suite shower room to bedroom one and family bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Canopy Entrance Porch

With double glazed entrance door leading to the;

Entrance Hall

With two side aspect double glazed windows either side of the front door, panelled radiator, coved ceiling, stairs to first floor, under-stair storage cupboard, doors to the sitting room, kitchen/dining room and cloakroom.

Cloakroom

With rear aspect double glazed window, low flush WC, vanity wash hand basin, partially tiled wall surround, heated towel rail and tiled flooring.

Sitting Room

4.85m (15'11) x 3.4m (11'2)

With front aspect double glazed window, panelled radiator, gas fire with surround, television point, coved ceiling and access to the family room.



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Family Room

3.68m (12'1) x 2.92m (9'7)

With rear aspect double glazed window, panelled radiator and side aspect double glazed patio door to the garden.

Kitchen/Dining Room

4.85m (15'11) x 3.02m (9'11)

With front and rear aspect double glazed windows, a range of units comprising stainless steel 1½ bowl mixer unit with work surface, tiled splashbacks, base units under with matching wall units. Integrated electric double oven, gas hob, cooker hood over, integrated dishwasher, integrated fridge freezer, tiled flooring, dining area with space for dining table, coved ceiling and panelled radiator. There is a rear aspect double glazed door giving access to the garden.



Separate Utility

Accessed from the rear patio with rear aspect double glazed window, plumbing and space for washing machine, space for tumble dryer and work surface over.

ON THE FIRST FLOOR:

Landing

With two rear aspect double glazed windows, access hatch to loft space, smoke alarm, two panelled radiators, doors to bedrooms and bathroom.

Bedroom 1

3.18m (10'5) (maximum to the wardrobes) x 3.02m (9'11)

With front aspect double glazed window, built-in wardrobes, free standing drawer units and bedside cabinets, panelled radiator and door to the;

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En-suite Shower Room

With front aspect double glazed window, shower cubicle with thermostatically controlled shower, vanity wash hand basin, heated towel rail, extractor fan, fully tiled wall surround and tiled flooring.



Bedroom 2

3.4m (11'2) x 2.72m (8'11)

With front aspect double glazed window and panelled radiator.

Bedroom 3

3.91m (12'10) (to the wardrobe) x 2.49m (8'2)

With front aspect double glazed window, built in wardrobes with sliding mirror doors and panelled radiator.



Bedroom 4

2.49m (8'2) x 2.01m (6'7)

With rear aspect double glazed window and panelled radiator.



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Family Bathroom

With side aspect double glazed window, suite comprising panel enclosed bath, separate shower cubicle with electric shower, vanity wash hand basin, low flush WC, shaver point, feature panelled radiator, inset spotlights, fully tiled wall surround and tiled flooring.



OUTSIDE:

To the front of the property is a lawned garden with a tarmac driveway giving access to the GARAGE (16'9 x 8'2) with power, lighting, wall mounted gas central heating boiler and side aspect door to the side path which gives access to the rear garden.

To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn with various shrub borders, useful garden shed and outside tap. The garden is enclosed by hedging and fencing to provide a degree of privacy.



COUNCIL TAX BAND D

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 Edgar Street and on reaching the roundabout, take the first exit onto Newtown Road. Continue over the bridge to the roundabout and take the first exit onto Holmer Road. Continue for the length of Holmer Road and on reaching the roundabout take the first exit onto Roman Road. Continue to the traffic lights and proceed straight over, taking the second turning on the left hand side into Kempton Avenue, where the property is located on the left hand side.

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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.

Agents Note

There was a disagreement between neighbours in 2003, no issues since. Further details are available on request.

13th June 2026

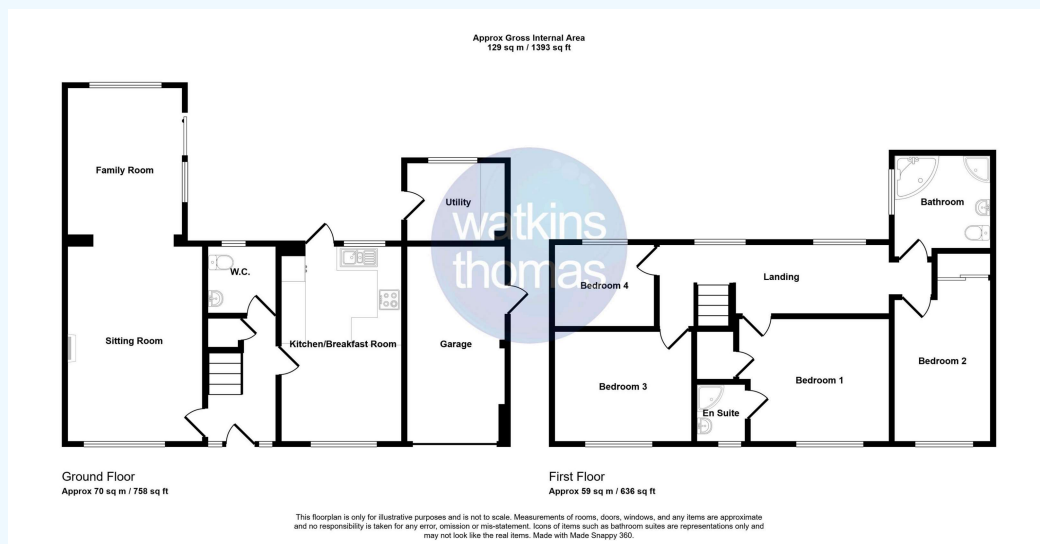
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ENERGY PERFORMANCE CERTIFICATE

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.

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.



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