Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



4 Hurdman Walk, Hereford, HR4 0PA

Situated to the north of Hereford city, a well presented three bedroom mid terraced family home with gas central heating, double glazing and enclosed front and rear gardens.

NO ONWARD CHAIN

£238,500(Freehold)

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LOCATION
The property is located to the north of Hereford city in the well established Moor Farm 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 three bedroom mid terrace family home with gas central heating, double glazing, enclosed front and rear gardens with accommodation comprising entrance hall, sitting/dining room, kitchen, utility, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Feature Entrance Porch
With front aspect double glazed door leading to;

Entrance Hall
With front aspect double glazed window, panelled radiator, stairs to the first floor, under stair storage cupboard, laminated flooring, door to the sitting/dining room and kitchen.



Sitting/Dining Room
5.38m (17'8) x 3.48m (11'5)
With rear aspect double glazed bi-fold doors, giving access to the rear garden, TV point and panelled radiator.



Kitchen
3.76m (12'4) x 2.11m (6'11)
With front aspect double glazed window, a range of units comprising stainless steel one and a half bowl mixer unit with work surface, tiled splashbacks, base units under with matching wall units, integrated electric double oven, integrated electric hob, plumbing and space for washing machine, space for dishwasher, vinyl flooring, double glazed door to the front garden and access to the;





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Utility Room
3.05m (10'0) x 1.55m (5'1)
With work surface, space for tumble dryer, space for upright fridge/freezer, storage cupboard housing the gas central heating boiler, vinyl flooring and double glazed door giving access to the rear garden.



ON THE FIRST FLOOR:

Landing
With front aspect double glazed window, access hatch to loft space, doors to bedrooms and bathroom.

Bedroom 1
3.51m (11'6) x 3.38m (11'1) (to the wardrobe)
With rear aspect double glazed window, two built in double wardrobes with shelving over, panelled radiator and coved ceiling.

Bedroom 2
3.02m (9'11) x 2.34m (7'8) (plus door recess)
With panelled radiator, TV point and laminated flooring.





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Bedroom 3
3m (9'10) x 2.08m (6'10)
With front aspect double glazed window, panelled radiator, TV point and laminated flooring.

Bathroom
1.88m (6'2) x 1.8m (5'11)
With front aspect double glazed window, suite comprising panel enclosed bath with mixer tap, electric shower over, vanity wash hand basin, low flush WC, panelled radiator, fully tiled wall surround and tiled flooring.





OUTSIDE:
To the front of the property is a lawned garden with path giving access to the front door. To the immediate rear of the property is a lawned garden giving access to a patio area and raised decked area. The property has the added benefit of a storage shed and is enclosed by fencing to provide a degree of privacy with a rear access gate giving access to a council parking area.





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.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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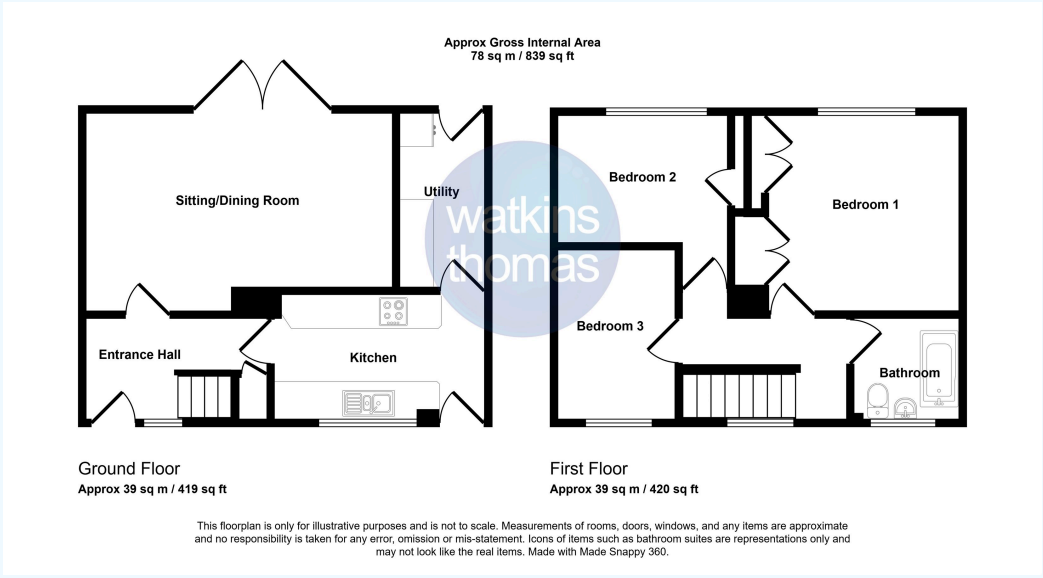
DIRECTIONAL NOTE
Proceed out of Hereford along the Whitecross Road. On reaching the roundabout, take the third exit onto Three Elms Road. Continue along Three Elms Road, taking the right hand turning into Moor Farm Lane. Continue along Moor Farm Lane, taking the second turning on the left hand side into Welford Green. Continue to the cul de sac position where the property is located to the left hand side as indicated by the 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

7th August 2026
ID43461

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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