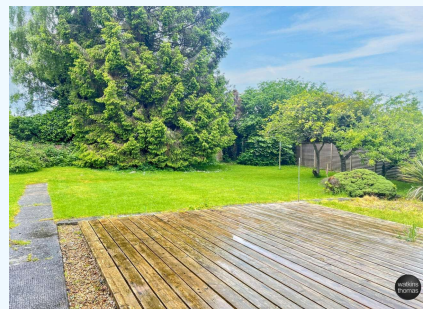




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### 18 Orchard Gardens, Putson, Hereford, HR2 6DZ

*'Located to the south of the City Centre, in an established residential district, a detached three bedroom bungalow, with extensive garden area'*

**£280,000 (Freehold)**

**Residential Sales**

# 18 Orchard Gardens, Putson, Hereford, HR2 6DZ

## LOCATION

Orchard Gardens is a residential cul-de-sac which is approached off Putson Avenue between Hinton Road and Holme Lacy Road. In the locality there are a range of amenities, the amenity value offered by The River Wye and its playing fields is within easy reach. The City Centre offers a wide range of shopping, leisure and recreational facilities together with bus and railway stations.

## DESCRIPTION

18 Orchard Gardens is a detached bungalow residence which offers centrally heated and double glazed, three bedroom accommodation. The property has parking to the front and at the rear has an extensive garden area. In more detail the accommodation comprises:

### ON THE GROUND FLOOR ONLY:

#### Entrance Porch

1.83m (6') x 1.27m (4'2)

Approached through a double glazed door with adjacent double glazed windows and with an opening to;

#### Principal Entrance Hall

3.58m (11'9) x 1.83m (6')

With radiator with cover, recess, door to meter cupboard, wall mounted thermostat and with doors to bedrooms 1, 2 and 3, the bathroom and;

#### Sitting Room

5.49m (18') x 3.66m (12')

With a double glazed window to the front. Radiator and door to;



#### Kitchen

3.66m (12') x 3.05m (10')

With a double glazed window to the rear, door to the rear and with fitted base cupboards and drawer units with roll edge working surface over, tiled surrounds and matching eye level cabinets. Single drainer sink unit, recess with plumbing for washing machine, recess for cooker, recess for dishwasher and with three sets of deep and tall storage cupboards. Wall mounted gas fired combination boiler providing central heating and domestic hot water. Radiator.



## 18 Orchard Gardens, Putson, Hereford, HR2 6DZ

### Bedroom 1

3.66m (12') x 3.66m (12')

With a double glazed window to the front, radiator and wardrobe cupboard.

### Bedroom 2

3.66m (12') x 2.97m (9'9)

With a double glazed window to the rear and radiator. Recess store cupboard.

### Bedroom 3

3.68m (12'1) x 2.36m (7'9)

With a store cupboard, recess cupboard, double glazed window to the rear and radiator.



### Bathroom

2.44m (8') x 2.44m (8')

With white suite comprising bath with electric shower over, pedestal wash basin with mixer tap and low level WC. Double glazed window, part tiled surrounds, ladder type radiator and dressing shelf.



## 18 Orchard Gardens, Putson, Hereford, HR2 6DZ

### OUTSIDE:

At the front of the property there are car parking spaces and a lawn with evergreens. To the rear of the property there is an extensive garden area which is level and lawned. Within the garden area there are two garden stores and a timber shed together with a raised decked area. The rear garden enjoys an enviable south westerly aspect and features numerous Fir tree and Apple trees. The garden area enjoys a good degree of privacy and is exceptional in terms of its size and the aspect it enjoys.



### COUNCIL TAX BAND A

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

From central Hereford proceed over Greyfriars Bridge and at the roundabout take the first exit into Ross Road and then turn left into Hinton Road. Continue along Hinton Road and take the left hand turn into Putson Avenue and then turn right into Orchard Gardens. Number 18 will be denoted 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).

**ID42696/9th June 2026**

# 18 Orchard Gardens, Putson, Hereford, HR2 6DZ

## 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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 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

# 18 Orchard Gardens, Putson, Hereford, HR2 6DZ

## 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.

