



## 30 Haston Close

Hereford, HR4 0RX

Andrew Grant

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**2 Bedrooms   1 Bathroom   1 Reception Room**

Attractive end of terrace home combining open plan living, landscaped gardens and parking in a peaceful Three Elms setting.

- End of terrace home with generous accommodation
- Open plan living and dining room plus a well appointed kitchen
- Enclosed rear garden with lawn, paved seating areas and a timber summerhouse
- Allocated parking space with gated access via the rear garden
- Peaceful Three Elms location close to shops, schools and transport links

This well presented end terrace home offers a great first step on the property ladder, blending comfortable living space with low maintenance gardens. The open plan living and dining room flows into a modern kitchen with direct access to the rear garden. Two bedrooms and a contemporary bathroom occupy the first floor. With allocated parking, the home enjoys a quiet Three Elms setting near local amenities.

594 sq ft (55.2 sq m)





## The kitchen

The kitchen functions as a practical hub for meal preparation with cream fronted wall and base cabinets providing generous storage and extensive work surfaces. A stainless steel sink sits beneath a window overlooking the rear garden, and a part glazed door opens directly onto the patio. Space is available for a freestanding cooker and laundry appliances, creating a functional and well organised space for cooks.





## The living and dining room

The living and dining room is designed for everyday use and entertaining, offering plenty of space for relaxing and meals. A wide double glazed picture window frames views over the front garden and there is ample floorspace for various furniture arrangements. Doors connects through to the kitchen and hallway, making this area ideal for entertaining and modern family life.



## The primary bedroom

Intended as a restful retreat, the primary bedroom easily accommodates a king-sized bed and additional furnishings. A large window faces the front, drawing your eye towards the lawned front garden and neighbouring greenery. The room further benefits from a built-in cupboard for additional storage.



## The second bedroom

This second bedroom serves well as a child's room, study or guest room. A window to the rear looks across the enclosed garden and brings a pleasant outlook to the space. With a straightforward layout and enough room for a single bed and furniture, it offers flexibility for family life, home working or hobbies.



## The bathroom

The family bathroom is appointed with a modern three piece white suite including a bath with shower over, pedestal wash basin and WC. A window provides ventilation and a pleasant outlook, while tiled splashbacks ensure practicality. The room is generous enough to accommodate storage for toiletries and towels, keeping everyday necessities neatly organised.



## The gardens

To the rear, the enclosed garden creates an inviting outdoor retreat. A central lawn is flanked by paved patios that offer space for seating and alfresco dining, and a timber summerhouse provides a useful store or hobby room. A gated rear access opens to the allocated parking space. The property is approached through a picket gate into a deep front garden where a paved path leads through lawns and established shrubs. Mature hedging provides a green backdrop and a sense of seclusion.





## The parking

A generous communal area provides the off-road allocated parking space, accessed directly from the rear of the property for everyday convenience. Gated access leads through to the rear garden, ensuring a practical connection between parking and the home.

## Location

Three Elms lies to the north west of Hereford and is a popular residential area on a regular bus route into the city centre. The location enjoys easy access to the surrounding Herefordshire countryside for walks and leisure pursuits, while a local Co-operative, post office and public house serve day to day needs. Both junior and senior schools are within walking distance and road links provide convenient connections to the wider region.

## Services

The property benefits from mains water, electricity and drainage. Heating is provided by an air source heat pump, with solar panels contributing towards electricity generation.

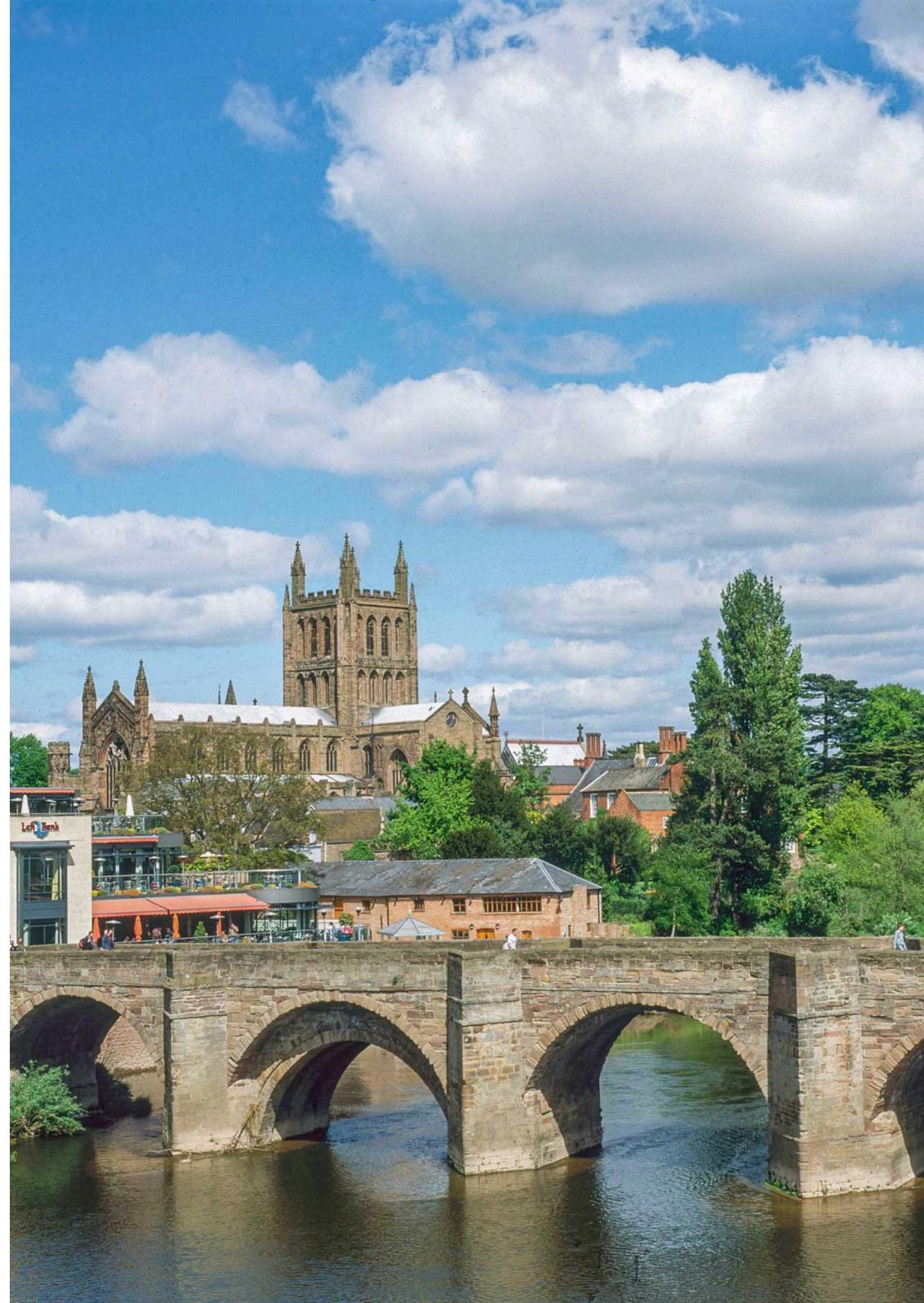
Broadband Speed: Ultrafast broadband available. Download speeds up to 8000 Mbps and upload speeds up to 8000 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, EE, O2 and Three (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at low risk for river and surface water flooding.

## Council Tax

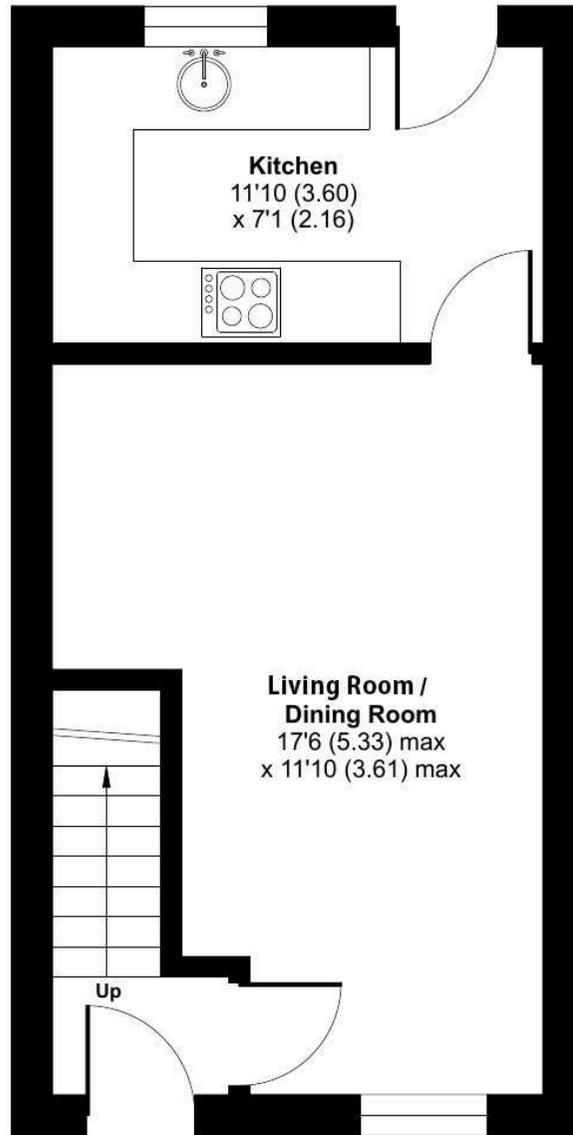
The Council Tax for this property is Band B.



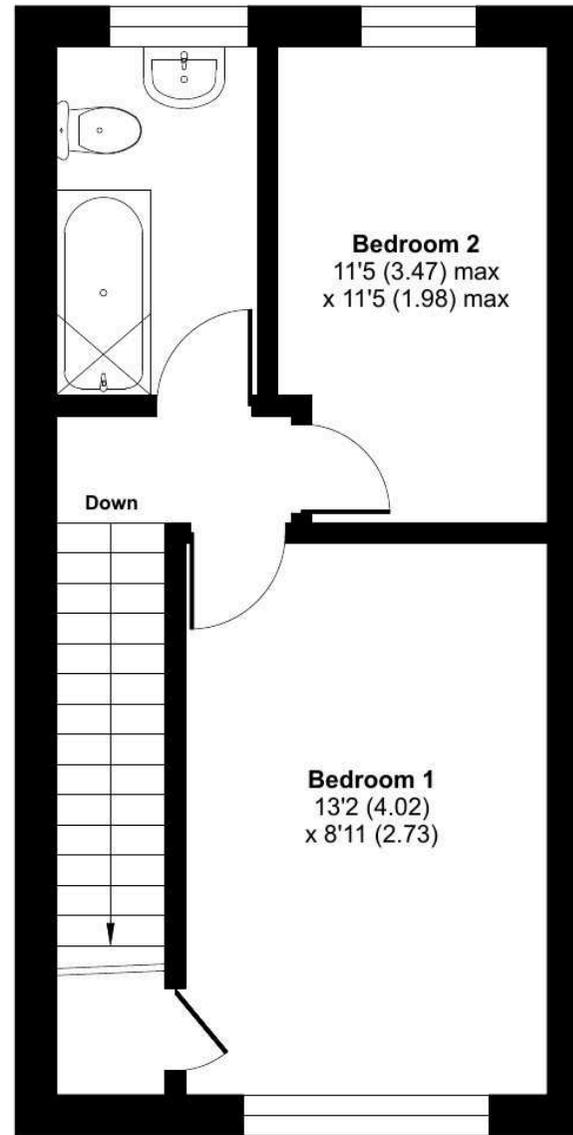
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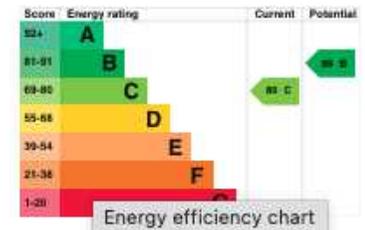
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Andrew Grant. REF: 1433191



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