



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



34 Frederick Avenue, College Estate, Hereford, HR1 2HL

Situated to the north of Hereford City a well presented, two bedroom, mid terraced property with gas central heating, double glazing, off road parking and enclosed rear garden

£215,000 (Freehold)

34 Frederick Avenue, College Estate, Hereford, HR1 2HL

LOCATION

The property is located to the north of Hereford City in the popular College district. In the area are a range of local amenities including local shops. 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, mid terraced property with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting/dining room, kitchen, downstairs cloakroom, conservatory, first floor landing with access to two bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

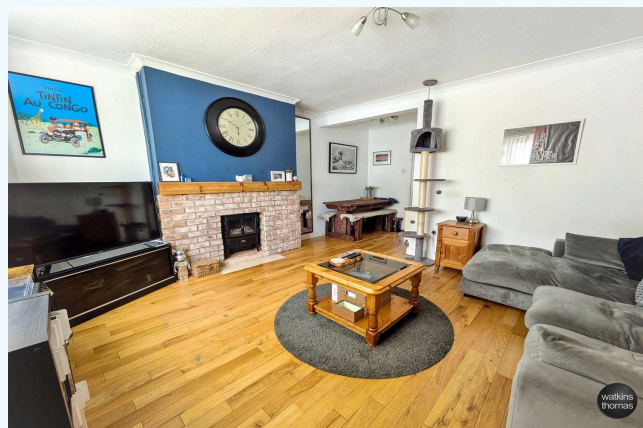
Entrance Hall

With stairs to the first floor, wooden flooring and door to the sitting/dining room.

Sitting/Dining Room

5.31m (17'5) (maximum) x 4.39m (14'5) (maximum L-shaped room)

With front aspect double glazed window, wooden flooring, under-stairs storage cupboard, brick fire surround with wooden mantel, panelled radiator and access to the inner hall.



34 Frederick Avenue, College Estate, Hereford, HR1 2HL

Inner Hall

With tiled flooring, door to the kitchen, cloakroom and conservatory.

Cloakroom

With rear aspect double glazed window, low flush wc, wash hand basin and tiled flooring.

Conservatory

3.84m (12'7") (maximum) x 2.92m (9'7")

Of upvc construction with double glazed windows, panelled radiator, tiled flooring and double glazed French doors giving access to the rear garden.

Kitchen

3.4m (11'2") x 2.57m (8'5")

With rear aspect double glazed window, a range of units comprising stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for tumble dryer, integrated electric oven and gas hob with cooker hood over. Inset spotlights and tiled flooring.



ON THE FIRST FLOOR:

Landing

With panelled radiator, airing cupboard, doors to bedrooms and bathroom and access hatch to the loft space.

Bedroom 1

4.39m (14'5") x 2.84m (9'4")

With two front aspect double glazed windows, panelled radiator, spot lights and walk-in wardrobe housing the Worcester gas central heating boiler.

Bedroom 2

3.48m (11'5") x 2.59m (8'6")

With rear aspect double glazed window, panelled radiator and laminated flooring.



34 Frederick Avenue, College Estate, Hereford, HR1 2HL

Bathroom

2.59m (8'6") x 1.78m (5'10")

With rear aspect double glazed window, suite comprising panel enclosed bath with mixer tap and electric shower over, low flush wc, wash hand basin, heated towel rail, extractor fan, partially tiled wall surround and vinyl flooring.



OUTSIDE:

To the front of the property is a hard-standing parking area with path leading to the front door which is enclosed by hedging.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. To the rear of the garden is a storage shed and a further raised patio. The garden is enclosed by fencing to provide a degree of privacy.



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.

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.

34 Frederick Avenue, College Estate, Hereford, HR1 2HL

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street, on reaching the roundabout take the third exit onto Newtown Road, at the roundabout take the first exit onto College Road Bridge. Continue over the bridge to the roundabout and take the first exit onto College Road, take the second turning on the left into College Green and then at the roundabout take the third exit into Frederick Avenue where the property is located on the right hand side.

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.

20th April 2026

ID39916

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.

