



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



4 Daws Road, Hereford, HR1 2JJ

Situated close to Hereford city centre, a well proportioned middle terrace house with two reception rooms, two double bedrooms, gas central heating and double glazing.

£185,000 (Freehold)

4 Daws Road, Hereford, HR1 2JJ

LOCATION

Daws Road fronts Bath Street, close to a junction in St Owen Street and immediately to the east of central Hereford. In the locality there are a range of amenities with Hereford as a whole offering a wide variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. Within easy reach is the County Hospital.

DESCRIPTION

4 Daws Road is a centrally heated and double glazed period terrace home. The property offers a living room, dining room and kitchen with two bedrooms and a bathroom on the first floor level. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Recess Entrance Lobby

.91m (3') x .91m (3')

Approached through a double glazed door with arch over and inner door to;

Living Room

3.91m (12'10) x 3.91m (12'10)

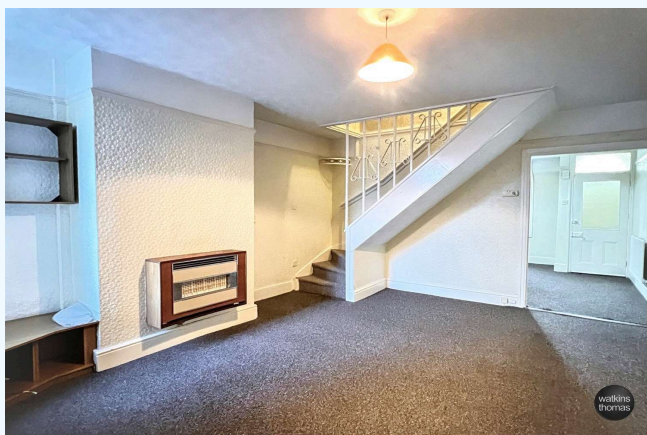
With 8' 3 high ceiling and having a double glazed window to the front, picture rail, feature decorative brick arch, radiator and with a 3' 10 wide opening to;



Dining Room

3.91m (12'10) x 4.65m (15'3)

With a double glazed window to the rear, picture rail, gas fire, radiator, stairway off, wall mounted central heating and domestic hot water control clock and with a door to the;



Kitchen

2.69m (8'10) x 2.51m (8'3)

With a double glazed window to the side, further window and with base cupboards with working surface over, further cabinet, built in electric double oven, hob and cooker hood, single drainer stainless steel sink unit with mixer tap. Part tiled surrounds, radiator and a wall mounted gas fired boiler provides central heating and domestic hot water.



4 Daws Road, Hereford, HR1 2JJ

Utility Lobby

2.69m (8'10) x 1.98m (6'6)

With a double glazed window to rear, double glazed door, high level cabinets, plumbing for washing machine and separate WC (3' 10 by 2' 8) with low level WC.

ON THE FIRST FLOOR:

Landing

4.67m (15'4) x .99m (3'3)

With access hatch, radiator and doors to;

Bedroom 1

3.94m (12'11) x 3.89m (12'9)

With a double glazed window to the front and along one wall there are three sliding doors to a recessed wardrobe area which is provided with hanging rail and storage shelving. Radiator.

Bedroom 2

3.71m (12'2) x 2.79m (9'2)

With a double glazed window to the rear and sliding doors to a wardrobe area with hanging rail. Radiator.



Bathroom

2.69m (8'10) x 2.21m (7'3)

With suite comprising bath and wash basin with tiled surrounds and over the bath there is a thermostatically controlled shower unit. Low level WC, radiator and door to linen cupboard and double glazed window to the rear.



OUTSIDE AND AGENT'S NOTE:

At the rear of the property there is a yard area which is approximately 14' by 11' 3, over which an adjacent property has the benefit of a right of way. The subject property enjoys a right of way over other properties.

COUNCIL TAX BAND B

Made 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.

4 Daws Road, Hereford, HR1 2JJ

VIEWING

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

DIRECTIONAL NOTE

Proceed east from central Hereford along St Owen Street and on reaching the traffic lights, turn left and then take an immediate right. Daws Road will be identified on the right hand side. The property is denoted by the agent's 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

ID / Date

ID40661

4 Daws Road, Hereford, HR1 2JJ

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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	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

4 Daws Road, Hereford, HR1 2JJ

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.

