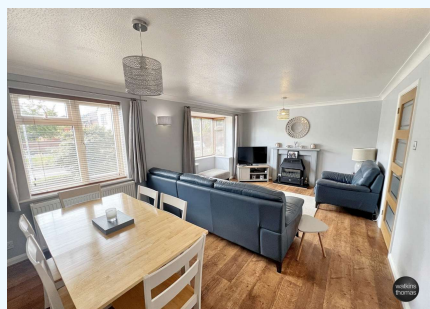




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14 Auckland Close, Hampton Park, Hereford, HR1 1YF

Located to the east of the city centre, at the end of a cul de sac, in the Hampton Park district, a well presented four bedroom detached house with driveway, garage and good sized rear garden.

£380,000 (Freehold)

Residential Sales

14 Auckland Close, Hampton Park, Hereford, HR1 1YF

LOCATION

Auckland Close is a residential cul de sac set off Elgar Avenue which lies off Sudbury Avenue to the east of central Hereford and in the popular Hampton Park district. Within easy reach there are riverside walks and the locality offers a variety of amenities including primary and secondary educational establishments for which the area is popular. 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

14 Auckland Close is a detached house which was built by Bovis Homes about 40 years ago. The property has the benefit of a gas fired central heating system and replacement double glazed windows. It is presented in good decorative order throughout. The property is approached through a hallway off which there is a cloakroom and to the front there is a living room and at the back there is a fitted kitchen and a family room/snug. On the first floor there are four bedrooms and a bathroom. At the side there is a driveway to the garage and there are garden areas to both the front and the rear.

ON THE GROUND FLOOR:

Entrance Porch

With oak door with double glazed panel to;

Reception Hall

3.91m (12'10") x 1.96m (6'5")

With stairway off, double glazed window to the front, oak flooring, coved ceiling, radiator, door to under stair store cupboard and with doors with glazed panels to the family room and snug and the sitting room and door to the kitchen and;

Cloakroom

1.65m (5'5") x 1.35m (4'5")

Attractively appointed with white suite comprising low level WC and vanity wash basin, a range of fitted cupboards, part tiled surround, double glazed window and radiator.

Sitting Room

5.72m (18'9") x 3.45m (11'4")

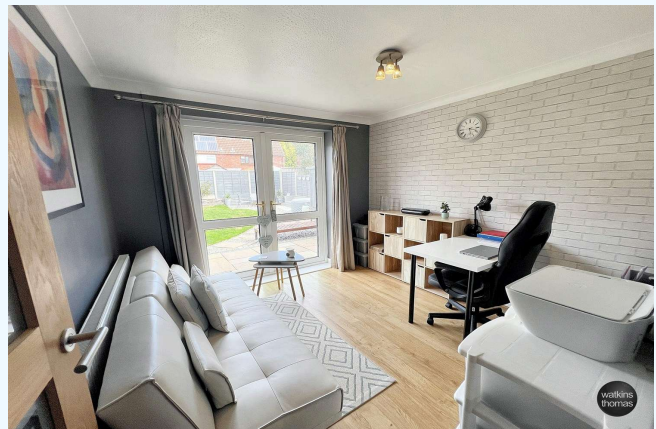
Plus a double glazed bay window to the front and a further double glazed window to the front, coved ceiling, radiator, painted fire surround with living flame gas fire and with woodgrain laminate flooring.



Snug/Family Room

2.97m (9'9") x 2.95m (9'8")

With a pair of double glazed french doors opening to and overlooking the rear garden, coved ceiling, laminate flooring and radiator.



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Kitchen

3.51m (11'6) x 2.62m (8'7)

With fitted soft close base cupboards and drawer units with bamboo working surfaces over, tiled surround and eye level cabinets. One and a half bowl with drainer and mixer tap, recess with plumbing for washing machine, recess for dishwasher, recess for upright fridge/freezer, microwave housing and built in double oven with five ring gas hob over and cooker hood above. Double glazed door to rear, double glazed window to rear and tiled floor.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space and having oak doors to;

Bedroom 1

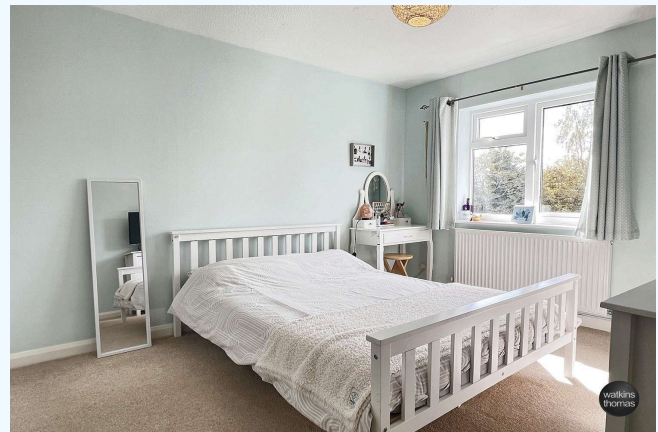
4.01m (13'2) x 2.9m (9'6)

With double glazed windows to two aspects, radiator and recessed double wardrobe cupboard with hanging rail and storage shelf.

Bedroom 2

3.51m (11'6) x 2.95m (9'8)

With a double glazed window to the front, radiator and double doors to recessed wardrobe cupboard with hanging rail and storage shelving.



Bedroom 3

3.05m (10') x 2.74m (9')

With a double glazed window overlooking the rear garden and radiator.

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Bedroom 4

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

With a double glazed window to the front. Radiator.



Bathroom

2.74m (9') x 1.7m (5'7)

With white suite comprising bath with tiled courses over and an electric shower unit above. Pedestal wash basin with an mixer tap and low level WC. Double glazed window, shaver point, radiator and door to boiler cupboard with wall mounted gas fired combination boiler which provides central heating and domestic hot water.



OUTSIDE:

Garage

5.21m (17'1) x 2.51m (8'3)

Approached over a double car length tarmac driveway, with an up and over door to the front, an electric light and power point together with a personnel door to the side.

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Gardens

At the front of the property there is a lawned garden area with privet hedge surround and ornamental tree. A pathway of paving stones runs to the front door and through a side passage which runs to the rear garden. Across the rear of the property there is a patio of irregular sized slabs which runs to a seating/entertaining area and along the left side of the residence down towards a store. The rear garden is extensively lawned, has a stepping stone pathway through pebbles which runs to a second seating area and there are raised borders behind sleepers and natural stone walling. A barked garden area is planted with roses and a mix of shrubs. There is also a useful garden store. The rear garden is approximately 41' long by about 37' wide.



COUNCIL TAX BAND D

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.

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VIEWING

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

DIRECTIONAL NOTE

The most direct route from central Hereford is to proceed along St Owen Street and turn right into Eign Road. Continue for the length of Eign Road and enter Hampton Park Road. Proceed towards the outskirts of the city and then turn left into Sudbury Avenue, take the right hand turn into Eleanor Avenue and then turn left into Auckland Close where the subject property will be identified 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

18th September 2025

ID41112

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		77 C
55-68	D	67 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

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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.

