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30 Hewitt Avenue, Kings Acre, Hereford, HR4 0QR

Located in the Kings Acre residential district, to the west of the city centre, an established semi detached home offering two reception three bedroom accommodation which would benefit from some refitting and upgrading.

£225,000 (Freehold)

Residential Sales

30 Hewitt Avenue, Kings Acre, Hereford, HR4 0QR

LOCATION

Hewitt Avenue is located off Carroll Avenue and Stretton Close on the south side of Kings Acre Road, which lies about one and a half miles west of central Hereford. The locality is served by a range of amenities and facilities, including a secondary school. 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

30 Hewitt Avenue is a mature semi detached home which has an entrance hall, two reception rooms and kitchen with three bedrooms and a bathroom on the first floor. The property would now benefit from some refitting and upgrading and it is provided with garden areas to the front and rear and there is also a garage. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

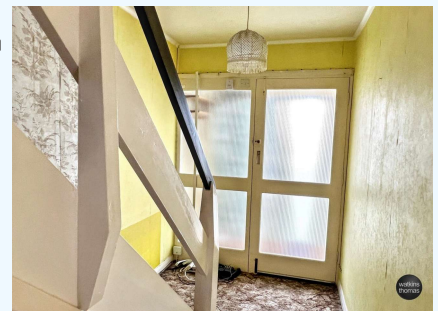
Enclosed Entrance Porch

1.73m (5'8) x .76m (2'6)

With inner door to;

Reception Hall

With stairway off, door to under stair cupboard and with doors to the kitchen and;



Sitting Room

4.14m (13'7) x 3.35m (11')

With a double glazed window to the front overlooking the garden with a green beyond. Tiled fire surround and with a pair of doors to;

Dining Room

2.95m (9'8) x 2.87m (9'5)

With a double glazed sliding patio door opening to and overlooking the rear garden. Door to;



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Kitchen

2.97m (9'9) x 2.16m (7'1)

With a double glazed window to the side, double glazed door to the rear and having a single drainer sink unit, fitted cupboards with working surface over, eye level cabinets, electric and gas cooker, plumbing for washing machine and door to a shelved larder cupboard.



ON THE FIRST FLOOR:

Landing

With a double glazed window to the side, access hatch to loft space and with doors to;

Bedroom 1

4.11m (13'6) x 2.97m (9'9)

With a double glazed window to the front overlooking the garden, a green area and distant views are enjoyed across rooftops to agricultural land and tree topped hills in the distance. Door to airing cupboard with hot water cylinder.

Bedroom 2

3m (9'10) x 3m (9'10)

With a double glazed window to the rear overlooking the garden.



Bedroom 3

2.08m (6'10) x 1.96m (6'5) (9' 10 maximum)

Having a double glazed window to the front enjoying the view. Over stair storage area.

Bathroom

2.08m (6'10) x 1.68m (5'6)

With white suite comprising bath with an electric shower unit over, wall hung wash basin and low level WC, double glazed window and part tiled surrounds.



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Gardens

The property can be approached from the front over a pavement and at the front of the property there is a lawned garden area with deep established borders. A side pathway leads to the rear garden which comprises a concrete area with a raised stone troughs beyond with pathway to a lawned garden with magnolia tree. There are established borders, a concrete pathway runs along the garden and to the far end of the garden there is a further shrub and rose tree. The property has a pedestrian gate onto a rear means of access, which also serves the;



Garage

4.78m (15'8) x 2.79m (9'2)

With up and over door and having windows and a personnel door which opens to the garden.

COUNCIL TAX BAND C

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, initially proceed east into Eign Street and follow through into Whitecross Road. Continue for the length of Whitecross Road and at the roundabout take the second exit into Kings Acre Road. Take the left hand turn signposted Stretton Close, Carroll Avenue and Hewitt Avenue. Continue into Hewitt Avenue and the subject property will be denoted overlooking the green, on the right hand side, towards the top of the cul de sac.

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.

7th May 2026

ID42679

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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 F. 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		78 C
55-68	D		
39-54	E		
21-38	F	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.

