



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



65 Bridle Road, Kings Acre, Hereford, HR4 0PW

'Situated to the north of Hereford City in the popular Kings Acre district a well presented, extended, four bedroom, semi detached family home with gas central heating, double glazing, off road parking, garage and good size enclosed rear garden'

£325,000 (Freehold)

Residential Sales

65 Bridle Road, Kings Acre, Hereford, HR4 0PW

LOCATION

The property is located to the north of Hereford in the popular Kings Acre district. In the area are a range of amenities and 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, four bedroom, extended semi detached family home, with the added benefit of gas central heating, double glazing, off road parking, garage and good size enclosed rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room, first floor landing with access to four bedrooms and en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A side aspect entrance door leads to the entrance hall with stairs to the first floor, panelled radiator, coved ceiling, smoke alarm, thermostat for central heating and door to the sitting room and cloakroom.

Cloakroom

With front aspect double glazed window, low flush wc, wash hand basin and tiled splash backs.

Sitting Room

4.72m (15'6) x 4.17m (13'8)

With front aspect double glazed window, panelled radiator, television point, under-stairs storage cupboard, coved ceiling, two wall lights and arch to the dining area.



Dining Area

2.57m (8'5) x 2.39m (7'10)

With panelled radiator, tiled flooring, coved ceiling, wood panelling to rail, television point, arch to the kitchen and French doors giving access to the rear garden.

Kitchen

2.57m (8'5) x 2.67m (8'9)

With rear aspect double glazed window. A range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units. Space for cooker, cooker hood over, plumbing and space for washing machine, space for under counter fridge, coved ceiling and tiled flooring.



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ON THE FIRST FLOOR:

Landing

With two lofts hatches, coved ceiling, smoke alarm, airing cupboard housing the hot water tank and doors to bedrooms and bathroom.

Bedroom 1

3.45m (11'4") (maximum) x 3.05m (10')

With rear aspect double glazed window, coved ceiling, panelled radiator, built-in double wardrobe and arch to en-suite.

En-Suite Shower Room

With rear aspect double glazed window, shower cubicle with electric shower, partially tiled wall surround, low flush wc, pedestal mounted wash hand basin, coved ceiling and extractor fan.

Bedroom 2

4.06m (13'4") x 2.39m (7'10")

With front aspect double glazed window, coved ceiling and panelled radiator.



Bedroom 3

3.28m (10'9") x 3.05m (10')

With front aspect double glazed window, built-in wardrobe, panelled radiator and coved ceiling.

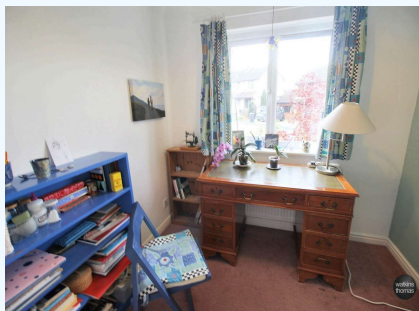
Bedroom 4

2.39m (7'10") x 2.36m (7'9")

With front aspect double glazed window, built-in wardrobe, panelled radiator and coved ceiling.

Bathroom

With rear aspect double glazed window with suite comprising panel enclosed corner bath with mixer tap and shower attachment, double shower cubicle with glass door, electric shower, partially tiled wall surround, low flush wc, pedestal mounted wash hand basin, extractor fan, coved ceiling, shaver point and panelled radiator.



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OUTSIDE:

To the front of the property is a lawned garden with shrub borders and driveway giving access to the CAR PORT which in turn gives access to the GARAGE (17'1 x 8'6) with up and over door, power and lighting, wall mounted gas central heating boiler and glazed door to the rear garden.

To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn with various shrub borders. Steps gives access to the side garden where there is a further lawn area with various shrub borders and an access gate to the car port. The garden is enclosed by walling and fencing to provide a degree of privacy.



COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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

Proceed out of Hereford along the Whitecross Road, on reaching the roundabout take the second exit onto Kings Acre Road, continue along Kings Acre Road turning left into Huntsmans Drive. Take the first left hand turning into Bridle Road and follow road to the cul-de-sac position 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.

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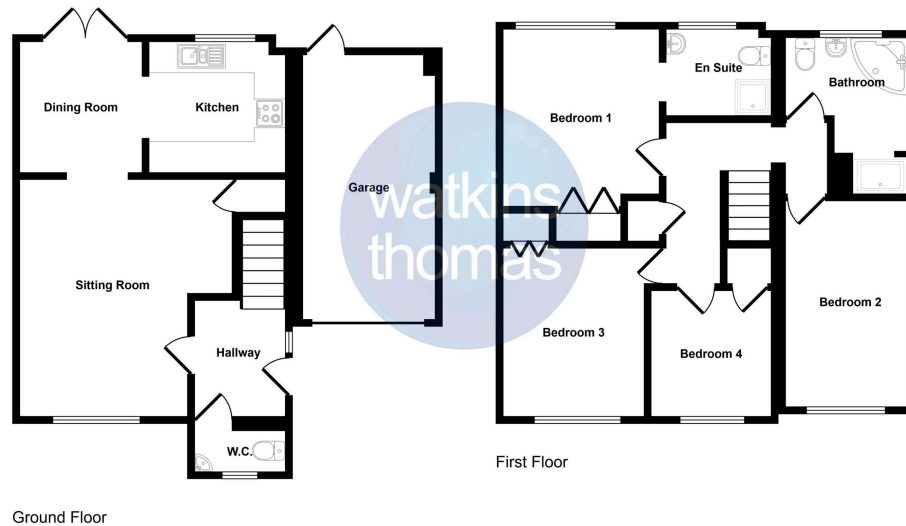
ENERGY PERFORMANCE CERTIFICATE

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.

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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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.