



3 Campbell Road

Hereford, HR1 1AD

Andrew Grant

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2 Bedrooms 2 Bathrooms 1 Reception Room

A spacious first floor two bedroom apartment offering a light open plan kitchen living area and allocated parking close to Hereford City centre.

- Well-presented two-bedroom freehold apartment offering practical and spacious accommodation.
- Open-plan kitchen and living area with a sociable layout.
- Primary bedroom with en suite and further family bathroom.
- Allocated off-road parking for one vehicle.
- Convenient position for Hereford city amenities and transport links.

Situated on Campbell Road, this two bedroom apartment offers well proportioned accommodation designed for comfortable everyday living. The kitchen provides ample storage and worktop space, while the adjoining living area benefits from multiple windows that draw in natural light, creating a welcoming setting for relaxing or dining. The primary bedroom includes built in wardrobes and a private en suite shower room, and the second bedroom offers flexible space for guests or home working. A separate bathroom completes the layout and the property also benefits from allocated parking. Conveniently placed for Hereford's amenities, shops and public transport, this apartment presents an appealing opportunity for buyers or investors seeking a well connected home with excellent outdoor space on the doorstep.

629 sq ft (58.4 sq m)





The kitchen

The kitchen is thoughtfully designed and inviting, maximising the layout with generous work surfaces and ample storage. A window above the sink lets in plenty of natural light, creating a pleasant environment for everyday use. Integrated appliances include an oven with gas hob and extractor. Flowing naturally into the adjoining living area, the space works well for relaxed dining and entertaining.







The living area

The living area offers a bright and comfortable setting, enhanced by multiple windows that bring in plenty of natural light. Its generous proportions allow space for both relaxation and dining, creating flexibility to suit individual needs. The open layout encourages an easy flow from the kitchen, making it ideal for hosting guests or enjoying time at home.





The primary bedroom

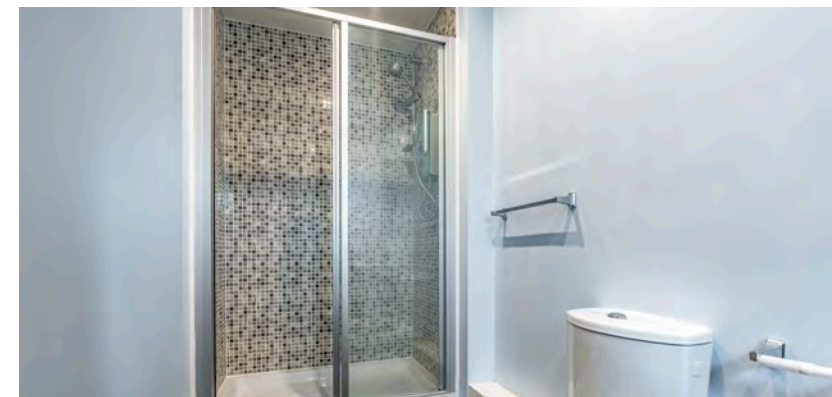
The primary bedroom provides a comfortable and well-sized retreat featuring a fitted wardrobe with mirrored doors and an en suite shower room for added convenience. A window overlooks the rear aspect, drawing in natural light and creating a pleasant atmosphere. The layout offers ample space for additional furniture, making it a practical and appealing main bedroom.





The primary en suite

The en suite features a shower enclosure, WC and wash basin, a window provides natural light and ventilation, while the layout makes good use of the available space, offering everyday convenience directly from the primary bedroom.





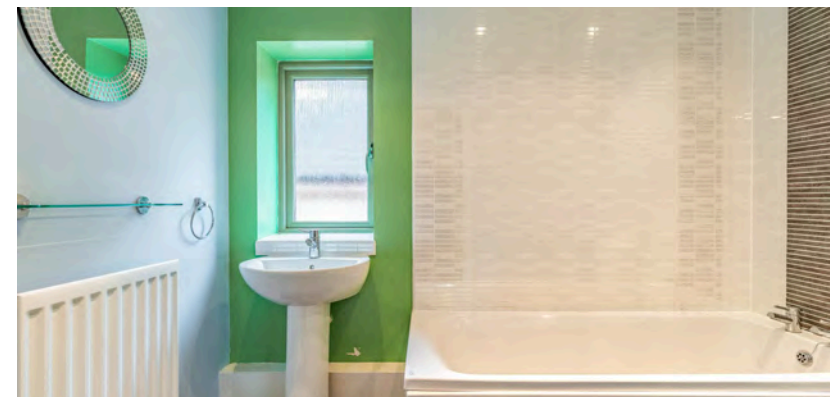
The second bedroom

The second bedroom offers a comfortable and versatile space, suitable for use as a guest room, study or further family bedroom. A window provides natural light, and the room's layout allows flexibility in how it can be arranged to meet individual requirements.



The bathroom

The bathroom includes a fitted suite comprising a bath, WC and pedestal wash basin. A window provides natural light, while partial wall tiling adds a neat and practical finish. The layout offers a comfortable and functional space for everyday use.



Location

Hereford is a historic cathedral city on the River Wye combining rich heritage with excellent modern amenities. The city centre offers a wide range of shops from independent boutiques to national retailers alongside supermarkets, cafés, restaurants and leisure facilities. Cultural highlights include Hereford Cathedral, the Courtyard Theatre and regular markets and festivals that create a lively community atmosphere.

Families are well served with strong options in both the state and independent sectors including Hereford Cathedral School, The Hereford Academy and Bishop of Hereford's Bluecoat School. The city also hosts Hereford Sixth Form College and Hereford College of Arts for further education.

Green space is a standout feature with Aylestone Park just next door providing immediate access to playing fields, courts, play areas and scenic walking routes. The River Wye offers additional paths for walking and cycling while nearby countryside and the Malvern Hills Area of Outstanding Natural Beauty extend the choice of outdoor pursuits. Sports clubs, a leisure centre and numerous community facilities further enhance quality of life.

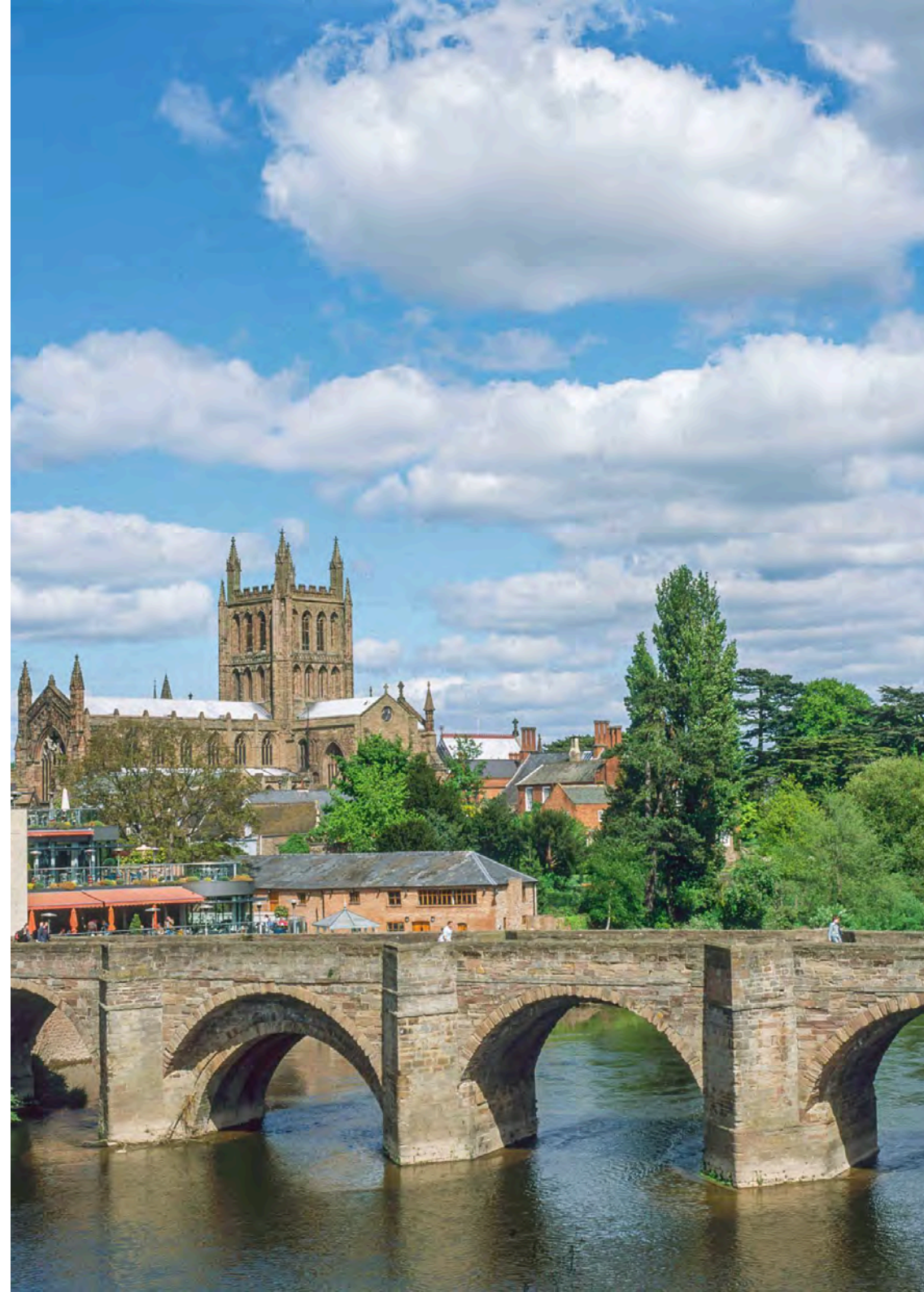
Transport links are strong with Hereford railway station providing direct services to Worcester, Birmingham, Cardiff and London Paddington. By road, the A49, A465 and A438 connect the city to the wider region with the M50 linking to the M5.

Services

Services are TBC.

Council Tax

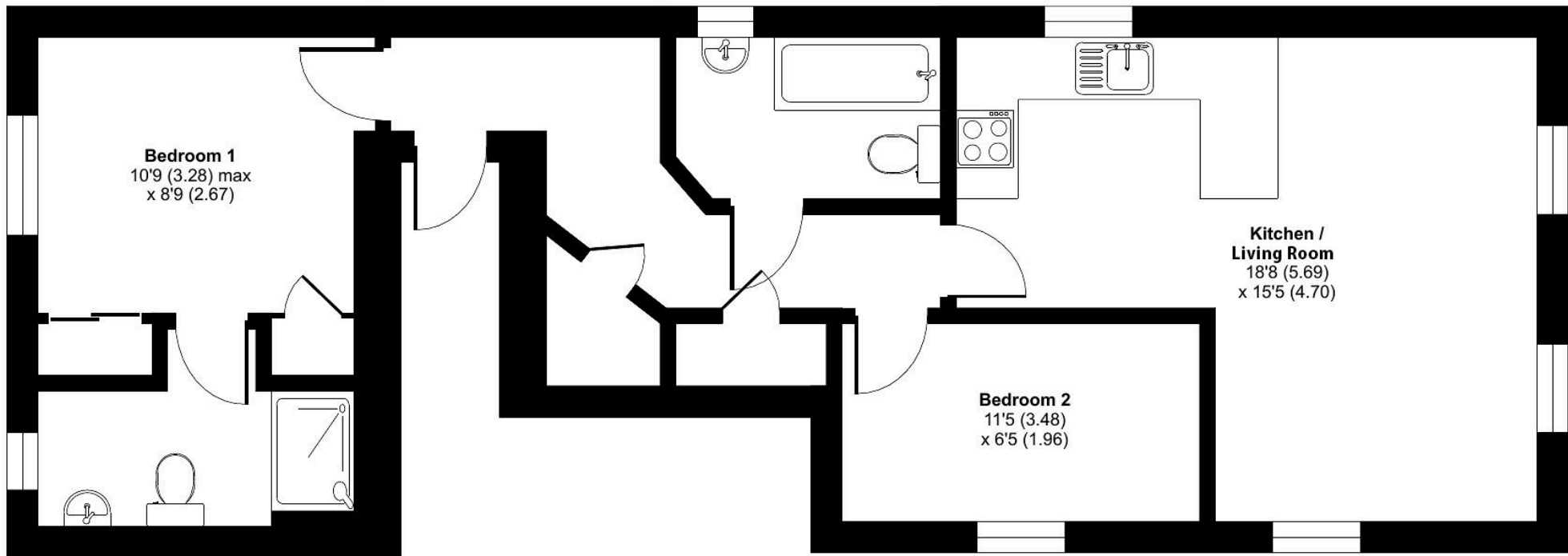
The Council Tax for this property is Band B



Campbell Road, Hereford, HR1

Approximate Area = 629 sq ft / 58.4 sq m

For identification only - Not to scale



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1365862



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