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49 Gladstone Drive, Moorfields, Hereford, HR4 9YD

Located in the Moorfield district just to the west of the city centre, an inner terrace home which is centrally heated and double glazed.

£165,000 (Freehold)

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LOCATION
Gladstone Drive is a maturing residential cul de sac located just off Penhaligon Way and in the city's central Moorfields area. The town centre is within easy walking distance and the city as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION
49 Gladstone Drive is an inner terrace house, which has the benefit of a gas fired central heating system and replacement double glazed windows. The property would now benefit from some refitting and upgrading and in more detail it comprises;

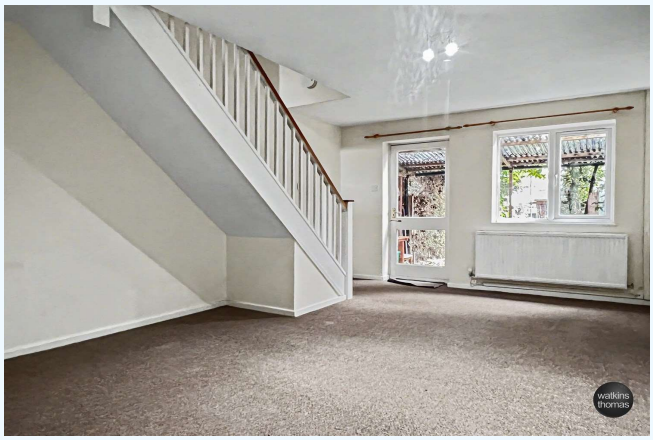
ON THE GROUND FLOOR:
Canopy entrance porch with panelled entrance door leading to the;

Entrance Hall
With panelled radiator, access to the kitchen and sitting room.

Kitchen
2.39m (7'10) x 2.24m (7'4)
With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, plumbing and space for washing machine, space for cooker and space for upright fridge/freezer.



Sitting/Dining Room
5.05m (16'7) x 3.53m (11'7) (maximum)
With rear aspect double glazed window, panelled radiator, TV point, stairs to the first floor and glazed door to the rear garden.



ON THE FIRST FLOOR:

Landing
With access hatch to loft space, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1
3.89m (12'9) x 2.57m (8'5)
With rear aspect double glazed window, panelled radiator and cupboard housing the gas central heating boiler and hot water tank.

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Bedroom 2
3.56m (11'8) x 1.98m (6'6) (maximum)
With front aspect double glazed window and panelled radiator.




Bathroom
2.59m (8'6) x 1.47m (4'10)
With front aspect double glazed window with suite comprising panel enclosed bath with electric shower over, low flush WC, pedestal mounted wash hand basin, panelled radiator, shaver point and vinyl flooring.



OUTSIDE:
To the front of the property is a lawned garden with stepped path giving access to the front door. To the immediate rear of the property is a covered patio area leading to the main garden which is laid to lawn and the garden is enclosed by hedging and fencing to provide a degree of privacy with a useful rear access gate.




COUNCIL TAX BAND B
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.

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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 proceed along Edgar Street and turn left by the Courtyard theatre into Penhaligon way. Take the left hand turn into Gladstone Drive and continue to Number 49 which is located on the left hand side and 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.

17th November 2026
ID43595

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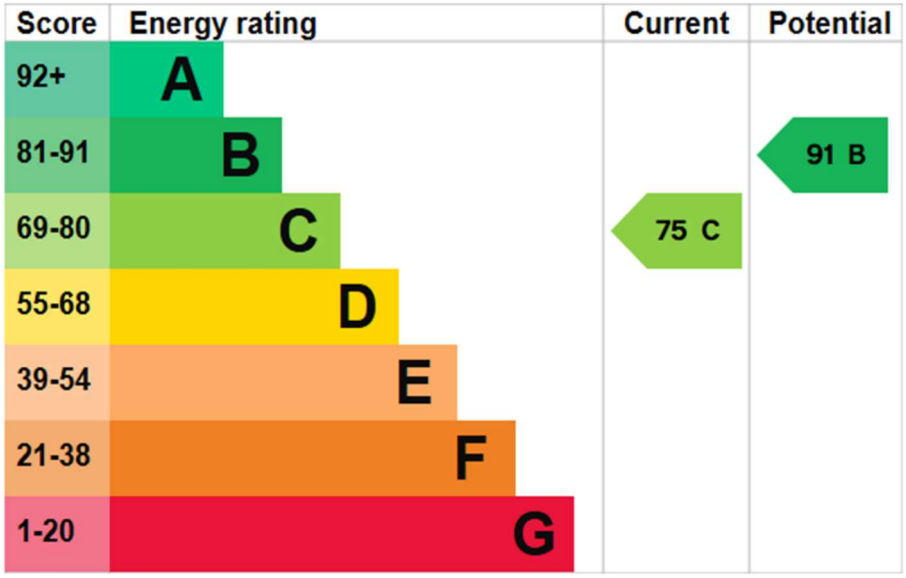
ENERGY PERFORMANCE CERTIFICATE

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 C. It has the potential to be B.

See how to improve this property's energy efficiency.



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.

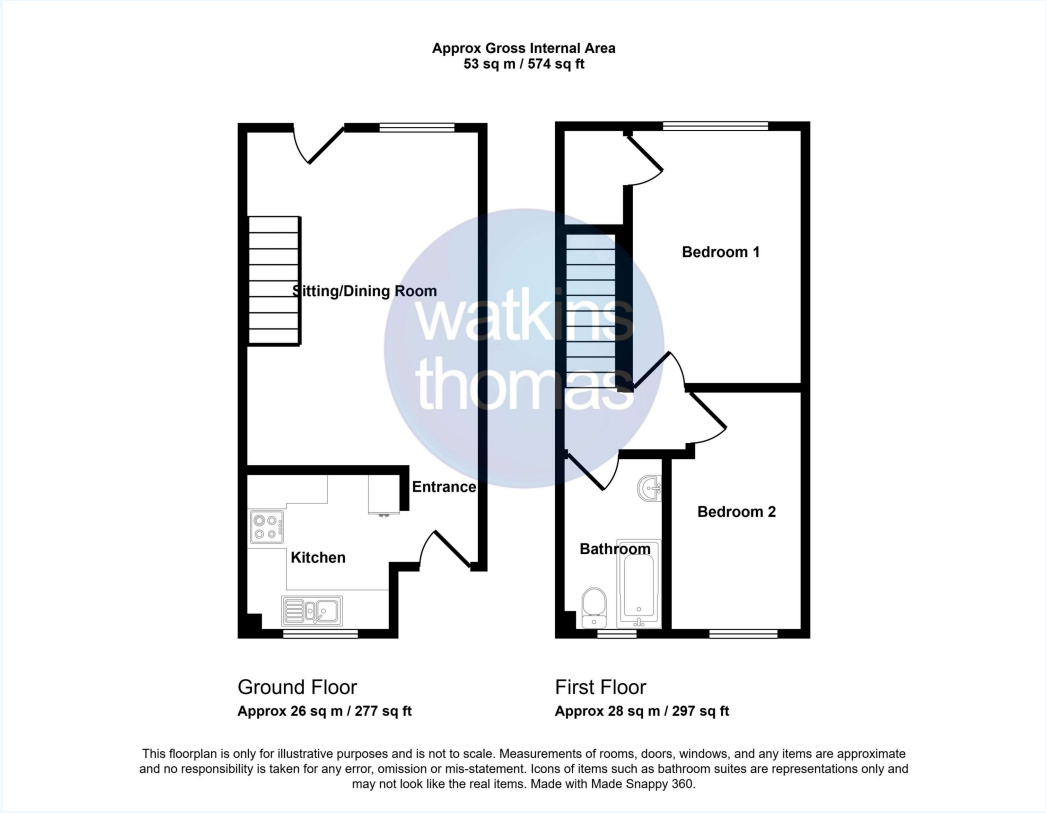
For properties in England and Wales:

- 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.



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