



30 Hinton Avenue  
Hereford HR2 6AW

**£225,000**



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band 'B'

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

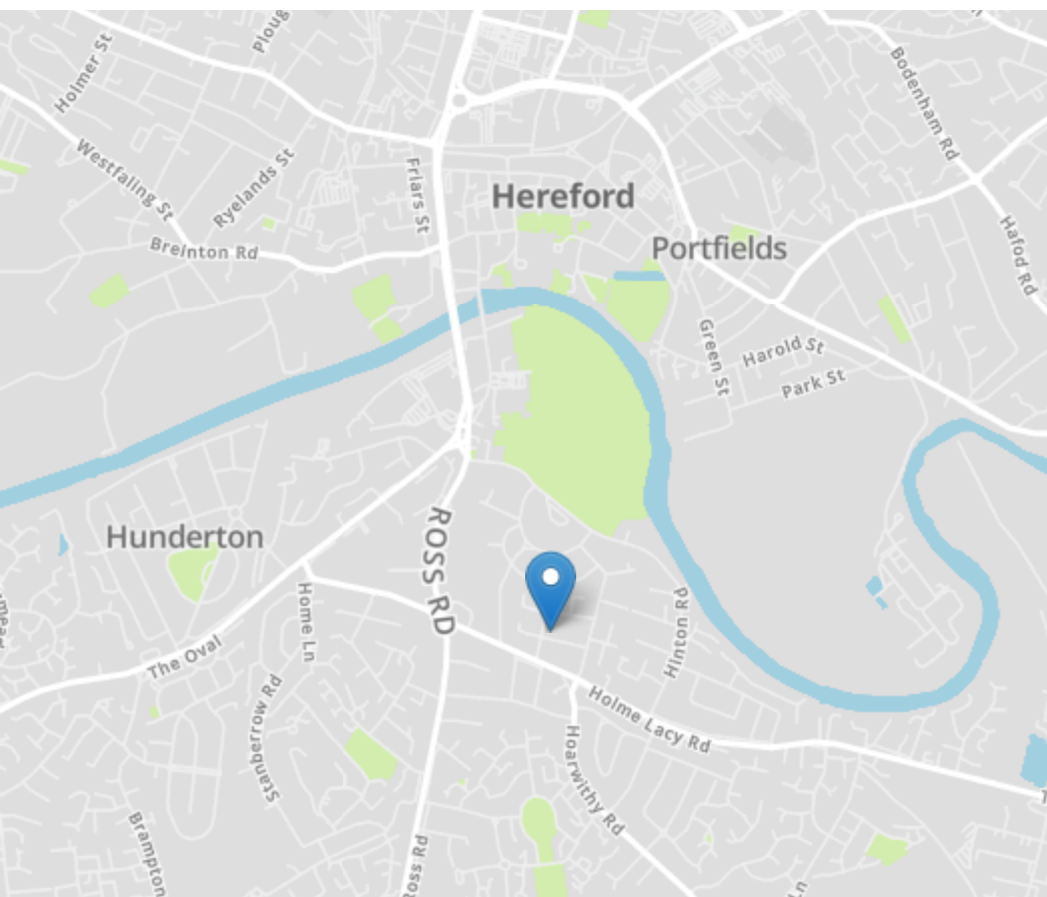
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

**DIRECTIONS**

From Hereford City proceed south onto A49 towards Ross Road, turn left onto Hinton Road, at the roundabout continue straight to stay on Hinton Road, turn right onto Hinton Crescent, turn right onto Hinton Ave, and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who've use 'What3words' //flames.rods.reform



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

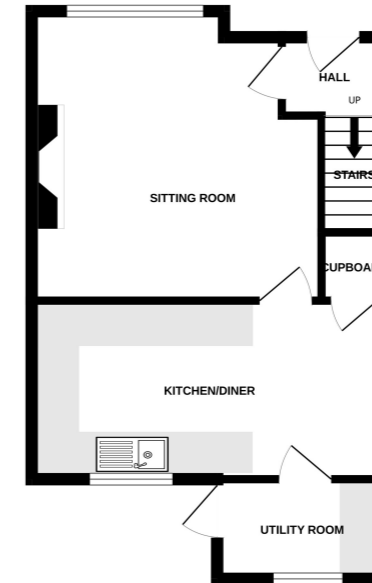
• Corner plot position • 3 bedroom semi detached property • Ample off road parking

Hereford 01432 343477

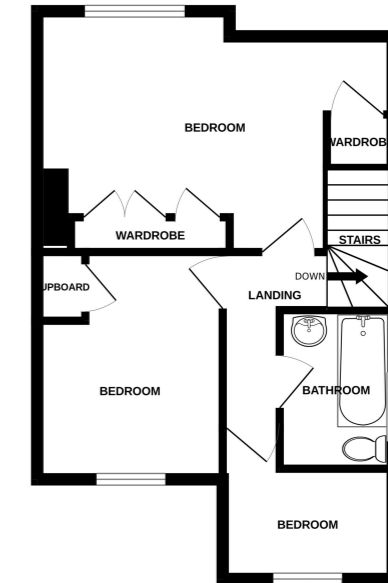
Ledbury 01531 631177



GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.  
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## OVERVIEW

Pleasantly located approximately 1 mile south of Hereford City, an older style 3 bedroom semi detached property, offering gas central heating, and double glazing and enjoys a corner position with ample off road parking, pleasant lawned front garden, and paved rear garden area.

Situated in a well established neighbourhood just a short walk from Hereford City Centre, where there are also a range of amenities nearby including primary and secondary schools, church, public house, mini supermarket, takeaways, and daily bus services. You can also enjoy riverside walks nearby.

In more detail the property comprises:  
Front door leads to:

### Reception Hall

Door to:

### Sitting Room

4.23m x 4.43m (13' 11" x 14' 6")

With pine fireplace, wood effect flooring, radiator, power points, coving, and under stairs storage facility.

Pine door leads to:

### Kitchen/Breakfast Room

2.61m x 5.35m (8' 7" x 17' 7")

A modern white kitchen, having a range of units comprising, 1.5 bowl sink with mixer tap over and cupboards below, adjacent working surfaces with cupboards and drawers, 5 burner built-in gas hob with stainless steel extractor canopy, and oven beneath, further range of base units, with wine rack and cupboard below, range of eye level wall cupboards including glass fronted display cabinet, space for fridge/freezer and tall pantry style unit, ceramic tiled floor, tiled surround to working surfaces, ample power points, plus cooker point and walk-in under stairs cloaks/storage cupboard.

Door to:

### Utility

2.52m x 1.42m (8' 3" x 4' 8")

With laminated working surface, space and plumbing for washing machine, eye level store cupboard, wall mounted Worcester wall mounted combination boiler serving domestic hot water and central heating, ceramic tiled floor, and door giving access to the outside.

Stairs from reception hall lead to:

## FIRST FLOOR

### Landing

With access to roof space.

Door to:

### Bedroom 1

3.36m x 5.16m (11' 0" x 16' 11")

With double panelled radiator, fitted wardrobe comprising 1 double and 1 single unit with storage above, recessed further wardrobe area, power points, and double glazed dual windows with outlook to the front.

### Bedroom 2

2.59m x 3.60m (8' 6" x 11' 10")

With radiator, power points, and linen cupboard with shelving.

### Bedroom 3

2.50m x 2.64m (8' 2" x 8' 8")

With radiator, power points and double glazed window with outlook rear.

### Family Bathroom

Pleasantly fitted with a white suite comprising an enamel bath with Hotpoint electric shower over the bath, wash hand basin with storage beneath, low flush WC, radiator, inset ceiling downlighters, and window.

## OUTSIDE

Enjoying a corner position, on Hinton Avenue, the property is approached from the front through double timber gates, which lead onto a large gravelled parking area providing space for numerous vehicles, and from here there is an attractive lawned front garden, mature hedging, ornamental rockery area, and in turn this gives access up to the front door. A paved pathway leads around the side of the property where there is a further hard landscaped rear garden having paved area and seated area, timber garden store shed, and the property is boundaried by timber slatted fencing. There is an outside water tap, outside light.



## At a glance...

- Sitting Room 4.23m x 4.43m (13' 11" x 14' 6")
- Kitchen/Breakfast Room 2.61m x 5.35m (8' 7" x 17' 7")
- Utility 2.52m x 1.42m (8' 3" x 4' 8")
- Bedroom 1. 3.36m x 5.16m (11' 0" x 16' 11")
- Bedroom 2. 2.59m x 3.60m (8' 6" x 11' 10")
- Bedroom 3. 2.50m x 2.64m (8' 2" x 8' 8")

## And there's more...

- Closer to local amenities
- Walking distance to City
- Close to local walks

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.