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64 Breinton Road, Hereford, HR4 0JX

Conveniently located to the west of central Hereford, on the edge of Whitecross, an extensively double glazed and centrally heated, two reception/three bedroom period house with cellar and rear garden

£225,000 (Freehold)

64 Breinton Road, Hereford, HR4 0JX

LOCATION

Breinton Road is located just to the west of Hereford city centre on the edge of Whitecross. Whitecross offers a range of facilities and amenities. The property is near to Broomy Hill with its easy access to the river and country walks. Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION

64 Breinton Road is an inner terrace period house which is extensively double glazed and has a gas fired central heating system. On the ground floor there is a hall, two reception rooms and a kitchen/breakfast rooms with three bedrooms and a bathroom on the first floor. The property also has a cellar and there is a rear garden. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance porch with a double glazed door to;

Reception Hall

3.51m (11'6) x .91m (3')

With radiator, multi pane door to inner hall and with a panelled door to;

Sitting Room

3.15m (10'4) x 3.51m (11'6) (13' 10 into bay)

With a double glazed bay window to the front. Radiator.

Inner Hall

3.53m (11'7) x 1.52m (5') (including stairwell)

With wall mounted thermostat, door to cellar, opening to kitchen/breakfast room and door to;

Dining Room

2.57m (8'5) x 3.18m (10'5) (11' 6 maximum)

With a sash window to the rear. Radiator.



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Kitchen/Breakfast Room

4.19m (13'9) x 2.57m (8'5) (9' 3 maximum)

With a double glazed window to the rear and two windows to the side. Fitted base cupboards with working surface over, tiled surrounds and eye level cabinets. One and a half bowl stainless steel sink unit with drainer and mixer tap. Recess for cooker. Recess with plumbing for washing machine. Wall mounted gas fired boiler providing central heating and domestic hot water. Radiator and floor to ceiling built in cupboards.



ON THE FIRST FLOOR:

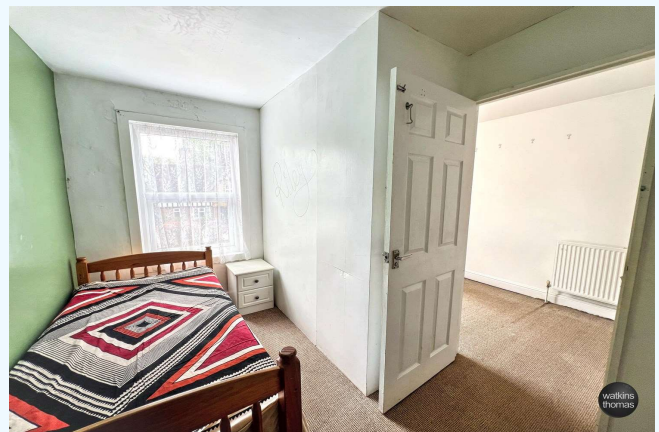
Landing

With access hatch to loft space and with doors to;

Bedroom 1

3.48m (11'5) x 4.17m (13'8)

With two double glazed windows to the front and currently sub divided to form two separate areas. Radiator.



Bedroom 2

3.51m (11'6) x 2.57m (8'5)

With a double glazed window to the front and radiator.

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Bedroom 3

2.74m (9') x 2.06m (6'9)

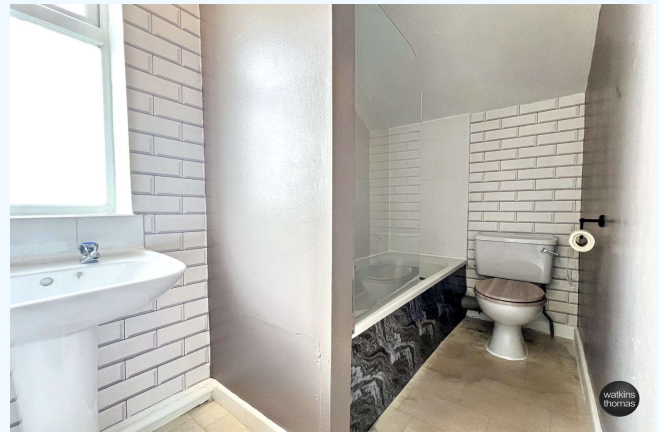
With a double glazed window to the side. Radiator.



Bathroom

2.87m (9'5) x 1.37m (4'6)

With a double glazed window and suite comprising bath with an electric shower and tiles over, low level WC and pedestal wash basin. Radiator.



ON THE LOWER GROUND FLOOR:

Cellar

4.17m (13'8) x 3.51m (11'6)

With a ceiling height of about 5' 8.

OUTSIDE:

To the front of the property there is a shallow yard area with planted borders behind a low brick wall. At the rear, approached from the kitchen, there is a concrete pathway which leads to a patio/sun terrace, beyond which there is a 11' 5 imitation lawned area which runs to a decked area with summer house/garden store beyond. The rear garden is approximately 60' long.



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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.

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 from the agent's office into St Nicholas Street and pass over the traffic lights into Barton Road. Enter Breinton Road and the property will be identified on the right hand side 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.

6th May 2026

ID42794

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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 D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	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.

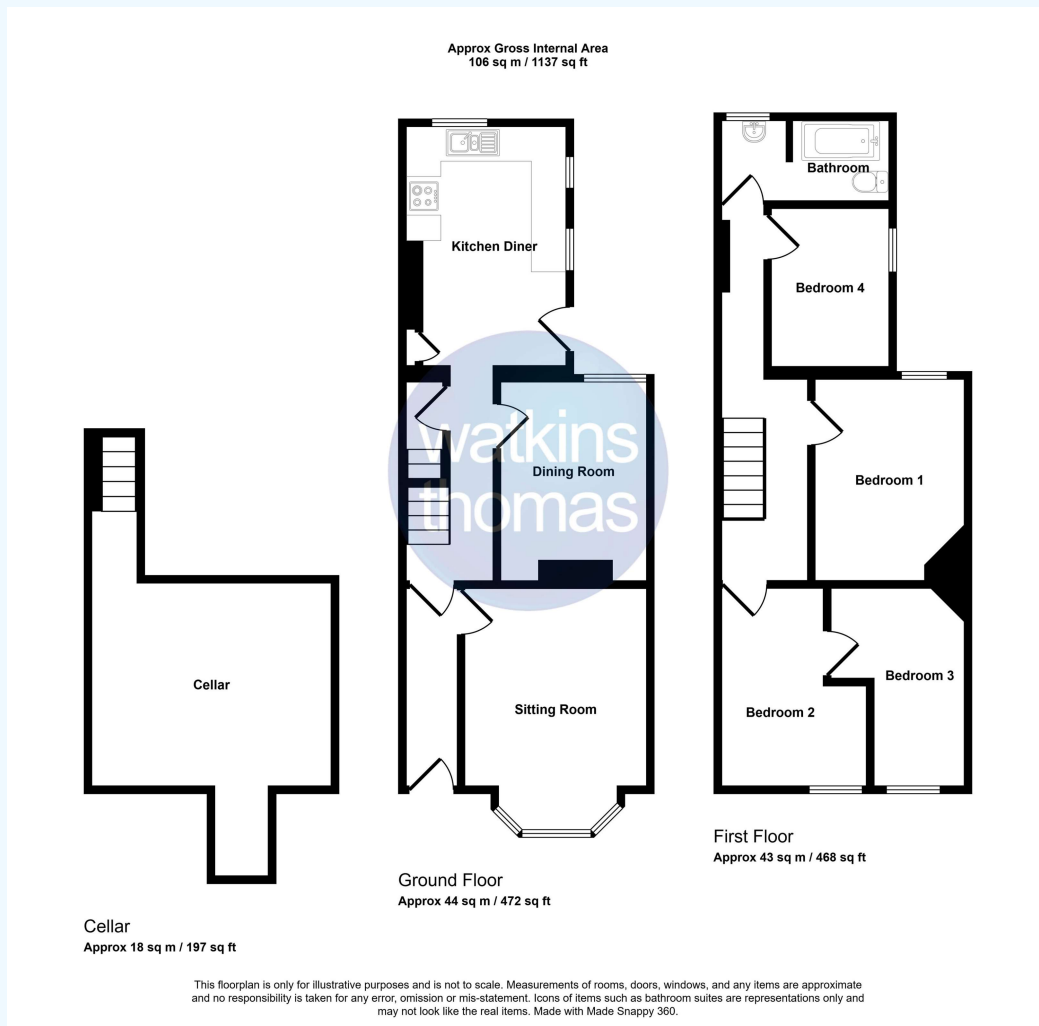
For properties in England and Wales:

- 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.



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