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3 Bridge Court, College Road, Hereford, HR1 1JR

Situated to the north of Hereford city, a well presented three bedroom end of terrace home with gas central heating, double glazing, enclosed rear garden and allocated parking with NO ONWARD CHAIN

NO ONWARD CHAIN

£235,000 (Freehold)

Residential Sales

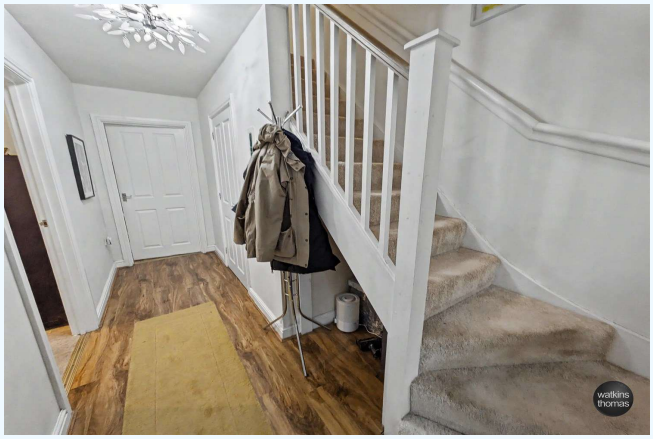
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LOCATION
The property is located to the north of Hereford city in the popular College Road district. In the area are a range of amenities and Hereford offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION
The subject property is a well presented three bedroom end of terrace home with gas central heating, double glazing, enclosed rear garden and allocated parking. The accommodation comprises entrance hall, cloakroom, kitchen/breakfast room, sitting room, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

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

Entrance Hall
With front aspect double glazed window, panelled radiator, smoke alarm, stairs to the first floor, laminated flooring, door to the cloakroom, sitting room and kitchen.



Kitchen
3.56m (11'8) x 2.49m (8'2)
With front aspect double glazed window, a range of units comprising stainless steel one and a half bowl sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, integrated dishwasher, plumbing and space for washing machine, integrated electric oven and gas hob with cooker hood over. Under cupboard lighting, space for breakfast table, space for upright fridge/freezer, panelled radiator, inset spotlights and vinyl flooring.

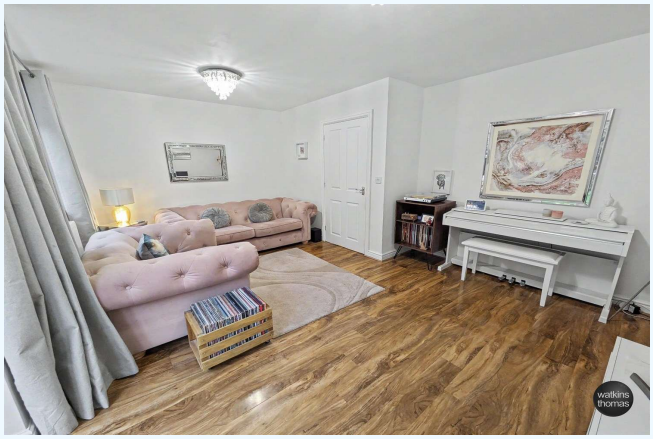




Cloakroom
With low flush WC, wash hand basin with tiled splashbacks, extractor fan and vinyl flooring.

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Sitting Room
4.8m (15'9) x 3.66m (12') (maximum)
L-shaped room with rear aspect double glazed window, two panelled radiators, laminated flooring, TV point and double glazed french doors giving access to the rear garden.





ON THE FIRST FLOOR:

Landing
With access hatch to loft space with pull down ladder, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1
3.76m (12'4) (maximum) x 2.95m (9'8)
With two front aspect double glazed windows, cupboard housing the gas central heating boiler, a range of built in wardrobes with cupboards over the bed, TV point and panelled radiator.





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Bedroom 2
2.49m (8'2) x 2.44m (8')
Irregular shaped room with rear aspect double glazed window, panelled radiator and built in wardrobe with cupboards over the bed.

Bedroom 3
2.67m (8'9) (maximum) x 2.18m (7'2)
Irregular shaped room with rear aspect double glazed window and panelled radiator.





Bathroom
2.69m (8'10) (maximum) x 1.7m (5'7)
Irregular shaped room with suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower over, heated towel rail, pedestal mounted wash hand basin, low flush WC, partially tiled wall surround, extractor fan, inset spotlights and vinyl flooring.



OUTSIDE:
To the front of the property is a path giving access to the front door. To the immediate rear is a patio leading to the main garden which is laid to lawn. The garden is enclosed by fencing to provide a degree of privacy with a rear access gate which has a right of way path to the parking area. The garden also has the added benefit of an outside shed.



Parking
Located a short distance away from the property is a parking area with one allocated parking space with visitor spaces available.

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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.

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.

VIEWING
Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE
Proceed out of Hereford along Aylestone Hill. On reaching the roundabout, proceed directly over the first roundabout and take the first exit on the second roundabout onto Venns Lane. Continue the length of Venns Lane to the traffic lights and turn right onto College Road. Continue along the road, turning left into Bridge Court where the property is located on the right hand side as indicated by the 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.

28th October 2026
ID43803

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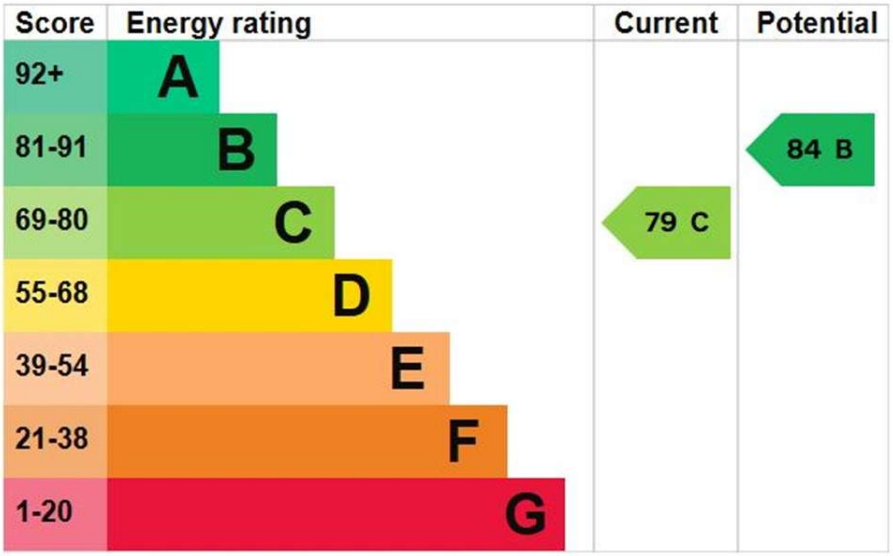
ENERGY PERFORMANCE CERTIFICATE

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.

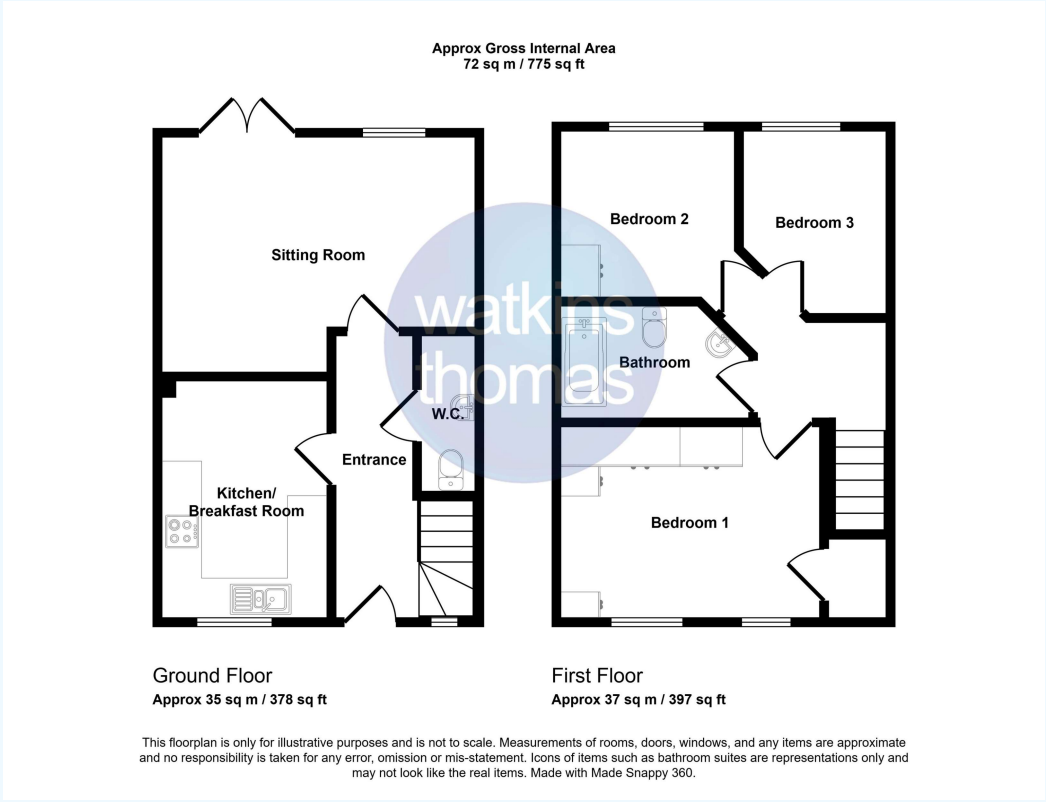
For properties in England and Wales:

- 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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