



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## 9 Withybrook Close, Lower Bullingham Hereford, HR2 6RD

*Situated to the south of Hereford city in a well established residential location, a well presented two bedroom end of terrace property set in a corner plot, with the added benefit of gas central heating, double glazing and allocated parking.*

**£200,000 (Freehold)**

# 9 Withybrook Close, Lower Bullingham Hereford, HR2 6RD

## LOCATION

The property is located in the well established residential location of Lower Bullingham. In the area there are a range of amenities including public house and a parade of shops and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments, with both bus and railway stations.

## DESCRIPTION

The property is a well presented two bedroom end of terraced home, sat on a corner plot with larger than average garden. The property has the benefit of gas central heating, double glazing and comprises, entrance hall, kitchen, sitting room, rear porch, first floor landing with access to two bedrooms and bathroom. In more detail the accommodation comprises:

### Entrance Hall

Front aspect double glazed entrance door leading to the entrance hall, panelled radiator, tiled flooring, arch to the kitchen and access to the sitting room.

### Kitchen

2.46m (8'1) x 2.26m (7'5)

With front aspect double glazed window, range of units comprising a stainless steel sink and drainer, work surfaces, tiled splashback, base units under with matching wall units, integrated electric double oven, gas hob and cooker hood over, space for fridge/freezer, plumbing and space for washing machine, wall mounted gas central heating boiler and tiled flooring.



### Sitting Room

5.23m (17'2) x 3.63m (11'11) maximum

With rear aspect double glazed window, telephone point, television point, radiator, stairs to the first floor, double glazed French doors giving access to the rear porch.



# 9 Withybrook Close, Lower Bullingham Hereford, HR2 6RD

## Rear Porch

With rear aspect double glazed window and side aspect double glazed door giving access to the garden.

## ON THE FIRST FLOOR:

### Landing

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

### Bedroom 1

3.51m (11'6") x 2.72m (8'11")

With rear aspect double glazed window, panelled radiator, built in wardrobe, airing cupboard with shelving and panelled radiator.

### Bedroom 2

3.33m (10'11") x 2.08m (6'10") maximum

With front aspect double glazed window, panelled radiator and exposed floor boards.

### Bathroom

With front aspect double glazed window with suite comprising panelled enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, heated towel rail, partially tiled wall surround and vinyl flooring.



## OUTSIDE:

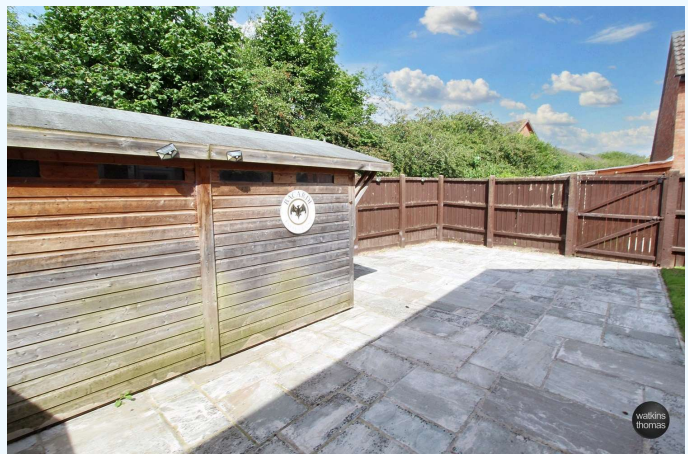
### Parking

Located a short distance away is an allocated parking space.

### Garden

To the front of the property is a lawned garden with path leading to the front door.

To the immediate rear of the property is a large patio area with storage shed giving access to lawned garden with a side access gate. The garden is enclosed by fencing to provide a degree of privacy.



## 9 Withybrook Close, Lower Bullingham Hereford, HR2 6RD



### COUNCIL TAX BAND B

Payable to Herefordshire Council.

### 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

Proceed out of Hereford along the Ross Road. On reaching the traffic lights, turn left onto the Holme Lacy Road, continue to the mini roundabout and take the second exit continuing along Holme Lacy Road. Continue past The Wye Inn public house and turn left into Goodwin Way. Take the left hand turning into Withybrook Close and the property is located on the left 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**1st August 2024**

ID38907

### 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.

# 9 Withybrook Close, Lower Bullingham Hereford, HR2 6RD

## 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.

