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4 Greenfields, Withington, Herefordshire, HR1 3RS

'Situated to the north east of Hereford City in the well established village of Withington a well presented, three bedroom semi detached family home, with gas central heating, double glazing, upvc conservatory, off road parking, garage and enclosed rear garden'

£290,000 (Freehold)

Residential Sales and Lettings

4 Greenfields, Withington, Herefordshire, HR1 3RS

LOCATION

The property is located to the north east of Hereford City in the popular village location of Withington. In the area is a local shop and chip shop, village hall, primary school and church. Hereford as a whole has 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 semi detached family home which has the benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/dining room, conservatory, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

Entrance Hall

With stairs to the first floor, panelled radiator, alarm panel, smoke alarm, mat well and door to the sitting room.

Sitting Room

5m (16'5) (maximum) x 3.81m (12'6)

With front aspect double glazed bay window, gas fire with decorative surround and marble hearth, coved ceiling, understairs storage cupboard, television point and door to the kitchen/dining room.



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Kitchen/Dining Room

4.72m (15'6") x 2.9m (9'6")

Kitchen Area

With rear aspect double glazed window, a range of units comprising 1½ bowl granite sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units. Plumbing and space for washing machine, plumbing and space for dishwasher, electric oven and gas hob with cooker hood over, space for upright fridge freezer, Amtico tiled flooring and access to the dining area.



Dining Area

With panelled radiator and double glazed door with double glazed window to the conservatory.



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Conservatory

2.69m (8'10) x 2.64m (8'8) (maximum)

With rear and side aspect double glazed windows, wall mounted electric heater, side aspect double glazed French doors leading to the rear garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, airing cupboard housing the Worcester gas central heating boiler, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

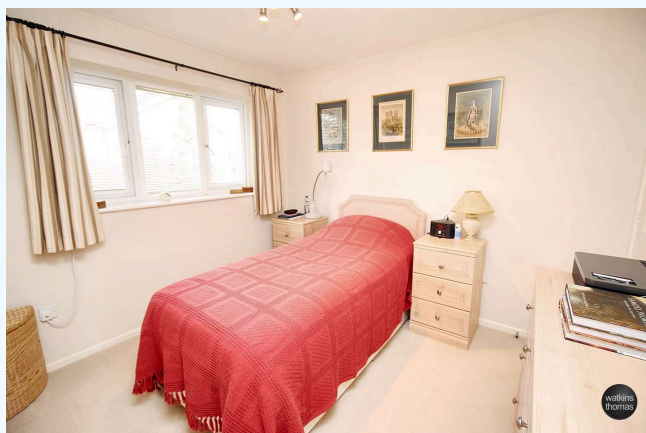
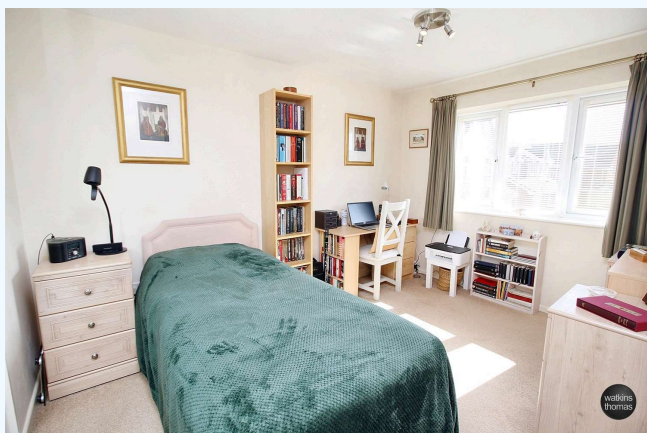
3.68m (12'1) x 2.69m (8'10)

With front aspect double glazed window, panelled radiator and built-in wardrobe with sliding mirror doors.

Bedroom 2

3.02m (9'11) (maximum) x 2.79m (9'2) (maximum)

With rear aspect double glazed window, built-in wardrobe and panelled radiator.



Bedroom 3

2.79m (9'2) (including bulk head) x 1.98m (6'6)

With front aspect double glazed window and panelled radiator.

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Shower Room

1.96m (6'5) x 1.83m (6')

With rear aspect double glazed window, shower cubicle with thermostatically controlled shower and rainwater shower head, vanity mounted wash hand basin, low flush wc, heated towel rail, Amtico flooring, partially tiled wall surround and extractor fan.



OUTSIDE:

To the front of the property is a lawn garden and driveway giving access to the GARAGE with electric door, power and lighting and personal door to the rear garden.

A side gate and path gives access to the rear garden where there is a patio area and steps leading to the main garden which is laid to lawn. There are further shrub borders and the garden is enclosed by fencing and hedging to provide a degree of privacy. The garden also has the added benefit of an outside light, power point and tap.



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COUNCIL TAX BAND C

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 on the A4103 Hereford to Worcester road. Turn left into the village of Withington and take the first right into Springfield Road, then first left into Greenfields where the property is located on the left hand side.

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.

4th July 2025

ID39089

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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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	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.

