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## 11 Goodwin Way, Lower Bullingham, Hereford, HR2 6RA

*'Situated to the south of Hereford City in the popular residential location of Lower Bullingham a two bedroom end of terrace home with gas central heating, double glazing (where specified), allocated parking and enclosed rear garden'*

**£175,000 (Freehold)**

# 11 Goodwin Way, Lower Bullingham, Hereford, HR2 6RA

## LOCATION

The property is situated to the south of Hereford in the popular residential location of Lower Bullingham. In the area are a range of amenities including local shops, chip shop and public house. Hereford as a whole 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 two bedroom end of terrace home with the benefit of gas central heating and double glazing where specified. The property also has the added benefit of allocated parking and enclosed rear garden. The property comprises entrance porch, entrance hall, kitchen, sitting room, first floor landing with access to two bedrooms and bathroom and in more detail comprises:

### ON THE GROUND FLOOR:

#### Entrance Porch

With front aspect double glazed panelled entrance door, side aspect double glazed window and glazed door to the entrance hall.

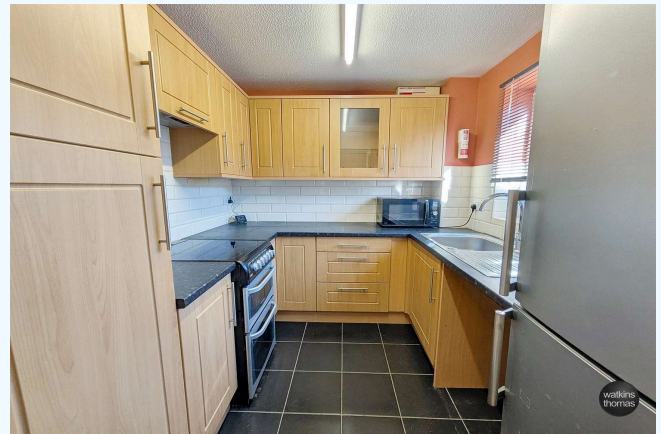
#### Entrance Hall

With telephone point and access to the kitchen and sitting room.

#### Kitchen

2.49m (8'2") x 2.21m (7'3")

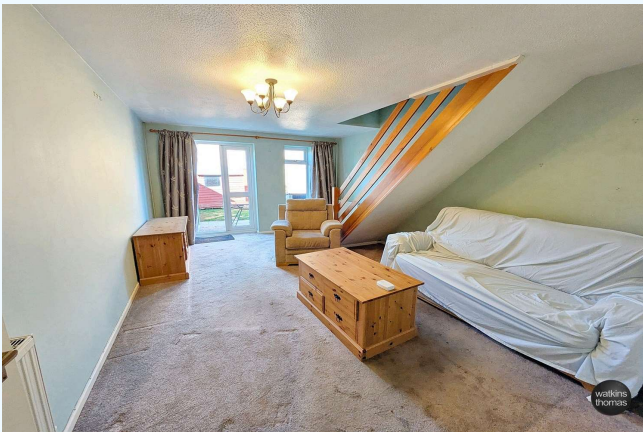
With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for upright fridge freezer, plumbing and space for washing machine, space for cooker and tiled flooring.



#### Sitting Room

5.26m (17'3") x 3.58m (11'9")

With rear aspect double glazed window, double glazed door giving access to the rear garden, two panelled radiators, smoke alarm and stairs to the first floor.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, thermostat for central heating and doors to bedrooms and bathroom.

#### Bedroom 1

3.58m (11'9") (plus door recess) x 2.67m (8'9") (minimum)

With rear aspect double glazed window, panelled radiator and built-in wardrobe cupboard housing the gas central heating boiler with shelving.

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## Bedroom 2

3.25m (10'8) x 2.06m (6'9)

With front aspect double glazed window and panelled radiator.



## Bathroom

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



## OUTSIDE:

To the front of the property is a lawn garden with path leading to the front door. A side gate gives access to the rear garden where there is a patio leading to the main garden which is laid to lawn. The garden is enclosed by walling and fencing to provide a degree of privacy. Located a short distance away from the property is an allocated parking space.



## 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.

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## 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 Holme Lacy Road. Continue along Holme Lacy Road passing straight over the roundabout continuing along Holme Lacy Road past The Wye Inn public house and turning left into Goodwin Way. The property is located on the left hand side as indicated by the agents 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](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).

**5th March 2025**

ID39983

## 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.

## 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.

