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### **18 Church Close, Wellington, Hereford, HR4 8BX**

*'Situated to the north of Hereford City in the popular village location of Wellington a well presented, three bedroom semi detached family home, with gas central heating, double glazing, en-suite to the master bedroom, enclosed front and rear gardens and car port with two allocated car parking spaces'*

**£300,000.00 (Freehold)**

**Residential Sales and Lettings**

## 18 Church Close, Wellington, Hereford, HR4 8BX

### LOCATION

The property is located in the popular village of Wellington which lies to the north of Hereford City. In the area are a range of amenities including village shop, village hall, church and 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 well presented three bedroom semi detached family home with gas central heating, double glazing, enclosed front and rear gardens and car port with two allocated parking spaces. The accommodation comprises entrance hall, kitchen/breakfast room, sitting room, cloakroom, first floor landing with three bedrooms (en-suite to the master bedroom) and family bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

A front aspect double glazed entrance door leads to the entrance hall with mat-well, laminated flooring, stairs to the first floor, under-stairs storage cupboard, panelled radiator, thermostat for central heating and door to the kitchen/breakfast room.

##### Kitchen/Dining Room

3.56m (11'8) x 3.15m (10'4)

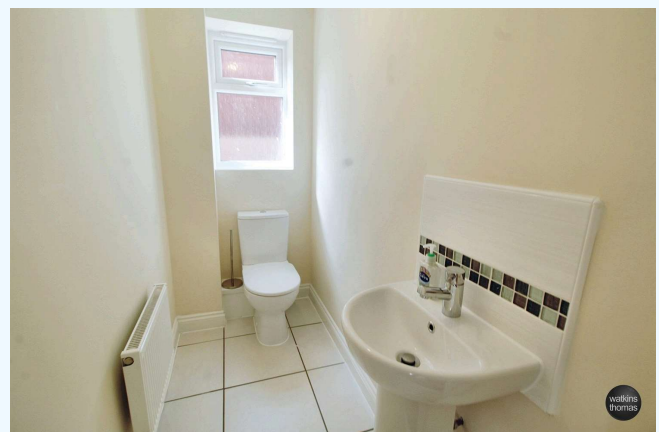
With front aspect double glazed window, a range of units comprising 1½ bowl stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven with gas hob and cooker hood over, integrated fridge and freezer, integrated dishwasher, plumbing and space for washing machine, panelled radiator, television point, spot lights, smoke alarm and tiled flooring.



##### Cloakroom

2.13m (7'0) x 1.02m (3'4)

With side aspect double glazed window, low flush wc, pedestal mounted wash hand basin with tiled splash back, panelled radiator, extractor fan and tiled flooring.





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### Sitting Room

5.33m (17'6) x 3.2m (10'6)

With rear aspect double glazed window, double glazed French doors to the garden, television point, telephone point and two panelled radiators.

### ON THE FIRST FLOOR:

#### Landing

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

#### Bedroom 1

3.63m (11'11) (maximum) x 3.33m (10'11) (maximum)

With front aspect double glazed window, panelled radiator, television point, telephone point and door to en-suite shower room.

#### En-Suite Shower Room

With front aspect double glazed window, shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, heated towel rail, extractor fan and shaver point.



#### Bedroom 2

3.15m (10'4) x 2.46m (8'1) (plus door recess)

With rear aspect double glazed window, panelled radiator and television point.

#### Bedroom 3

3.25m (10'8) x 2.11m (6'11)

With rear aspect double glazed window, panelled radiator and television point.



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### Bathroom

With side aspect double glazed window with suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, extractor fan, partially tiled wall surround, inset spotlights and tiled flooring.



### OUTSIDE:

To the front of the property is a lawn garden with pathway leading to the front door. A side path and gate give access to the rear garden where there is a patio area leading to the main garden which is laid to lawn. A path gives access to the rear of the garden where there is a useful storage shed and gate giving access to the parking area. The garden is enclosed by fencing to provide a degree of privacy. To the rear of the garden is the parking area where there are two allocated parking spaces with a car port over.

### COUNCIL TAX BAND C

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

Proceed out of Hereford along Holmer Road. On reaching the roundabout take the second exit onto the A49 Hereford to Leominster Road. After approximately five miles turn left into the village of Wellington, take the first turning on the left hand side into Church Close where the parking for the property can be found on the right 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.watkinsjthomas.co.uk](http://www.watkinsjthomas.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).

**18th August 2025**

ID38801

## 18 Church Close, Wellington, Hereford, HR4 8BX

### 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	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.

