



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 Carwardine Green, Newton Farm, Hereford, HR2 7ER**

*'Set in a maturing residential cul-de-sac off Waterfield Road, on the edge of Newton Farm, about one mile south west of central Hereford an immaculately presented, well proportioned, three bedroom end of terrace home which is centrally heated and double glazed and has a garage and parking space'*

**£225,000 (Freehold)**

**Residential Sales and Lettings**



## 9 Carwardine Green, Newton Farm, Hereford, HR2 7ER

### LOCATION

Carwardine Green is a residential cul-de-sac set off Waterfield Road on the edge of Newton Farm which lies about one mile south west of central Hereford. The locality is served by a range of amenities including local shops, a supermarket, doctors surgery and bus service. 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

9 Carwardine Green is an end of terrace home which has been the subject of an extensive schedule of refitting works. A gas fired central heating system is installed as are double glazed windows, the property has a conservatory to the rear and a ground floor shower room with utility area. On the first floor there are three good bedrooms and a recently installed bathroom. There are fitted carpets through many rooms and the property is 'ready to move into' condition. At the front overlooking a tree-lined green there is a hard landscaped garden area and at the rear there is a further garden area together with a parking space and a garage. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

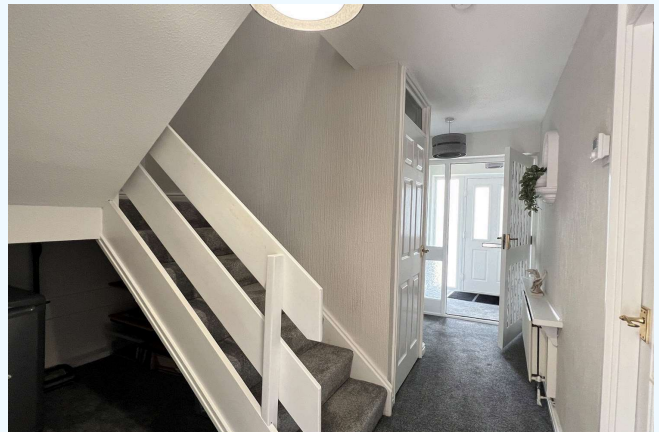
#### Enclosed Entrance Porch

1.63m (5'4) x 1.17m (3'10)

Approached through a composite door with double glazed panels and with adjacent double glazed window and door with vertical glass panels with adjacent windows to:

#### Reception Hall

With a return stairway to the first floor, glazed panel doors to the kitchen and the sitting room, door to the utility/shower room, wall mounted thermostat and door to cupboard.



#### Sitting Room

3.66m (12'0) x 3.35m (11')

With a double glazed window to the front overlooking the garden with tree lined green beyond, coved ceiling, radiator, painted timber fire surround with marble inset and hearth. wall light points, plaster panel and with a 5' wide opening to:





## 9 Carwardine Green, Newton Farm, Hereford, HR2 7ER

### The Dining Room

3.3m (10'10") x 2.87m (9'5")

With coved ceiling, radiator, arched opening to the kitchen and with a pair of double glazed casement doors to:



### The Conservatory

3.1m (10'2") x 3m (9'10")

With a pitched triple glazed roof and having double glazed elevations off a brick base and with a pair of French doors opening to the garden area. Radiator and door to a recessed store cupboard.

### The Kitchen

3.15m (10'4") x 2.57m (8'5")

With wood grain effect fronted base cupboard and drawer units with working surfaces over, brick effect tiled surrounds and matching eye level cabinets including a glass fronted unit. Ceramic 1½ bowl sink unit with drainer and mixer tap, recess with plumbing for dishwasher, recess for fridge freezer and built-in double electric oven. Four ring gas hob with cooker hood over, ceramic floor tiles, section of breakfast bar and radiator.



### Shower Room/Utility Room

3.4m (11'2") x 1.7m (5'7")

With a 5'6" x 2'5" shower tray with screen and electric shower unit, shower boarded walls, low level wc and pedestal wash basin with mixer tap. Fitted working surface with recess below for washing machine. Double glazed window, sunken ceiling lights, extractor unit and radiator together with wood grain effect flooring.





## 9 Carwardine Green, Newton Farm, Hereford, HR2 7ER

### ON THE FIRST FLOOR:

#### Landing

With panelled doors to:

#### Bedroom 1

3.71m (12'2) x 3.28m (10'9)

With a double glazed window with vertical blind to the rear, coved ceiling, built-in cupboards including a double wardrobe, three single wardrobes and bedside units. Radiator.



#### Bedroom 2

3.53m (11'7) x 3m (9'10)

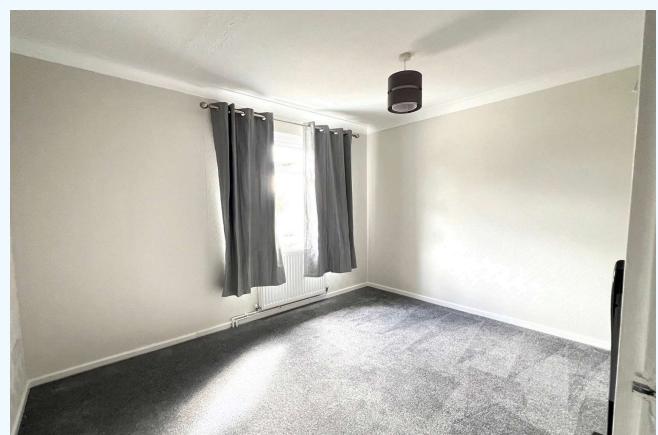
With a double glazed window to the front overlooking an area of green with mature trees, coved ceiling and radiator.



#### Bedroom 3

3.2m (10'6) x 2.69m (8'10)

With a double glazed window to the rear, coved ceiling and radiator.



## 9 Carwardine Green, Newton Farm, Hereford, HR2 7ER

### The Shower Room

2.08m (6'10") x 2.24m (7'4") (10' maximum)

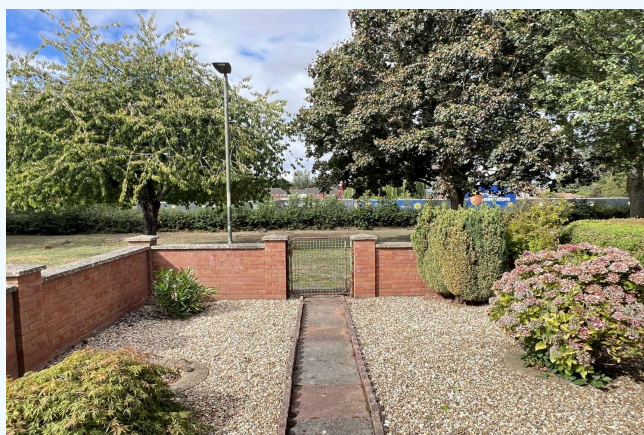
With attractively shower boarded walls and shower boarded cubicle with curved screen door and thermostatically controlled shower unit, low level wc and vanity wash basin with cupboards below. Coved ceiling, sunken ceiling lights, double glazed window, wood grain effect flooring and ladder type radiator. BOILER CUPBOARD with wall mounted gas fired boiler which provides central heating and domestic hot water.



### OUTSIDE:

The property has the benefit of a car parking space adjacent to which there is a GARAGE (18'10" x 8'2") with an up and over door to the front and a personal door to the garden.

9 Carwardine Green at the front has a pathway approached over a gate in a brick wall which has coping stones over. The front garden area is stoned and has feature shrubs. To the side of the property there is a paving stone patio area with raised stone border and at the rear there are further stoned areas with a shrub border. The rear garden is extensively enclosed by close-board fencing between concrete posts. The property also has a garden store.



### COUNCIL TAX BAND B

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE

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

The most direct vehicular route from Hereford is to proceed over Greyfriars Bridge and at the roundabout take the second exit into Belmont Road. Continue to The Oval and take the left hand turning into Goodrich Grove and on reaching Waterfield Road turn right and right again into Carwardine Green.

### 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).

29th August 2025

ID41477



## 9 Carwardine Green, Newton Farm, Hereford, HR2 7ER

### 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		81 B
69-80	C	76 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

## 9 Carwardine Green, Newton Farm, Hereford, HR2 7ER

### 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.

