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9 Haldon Way, Bobblestock, Hereford, HR4 9XA

'Situated to the north of Hereford City in the popular residential location of Bobblestock, a well presented two bedroom detached bungalow with gas central heating, double glazing, upvc conservatory, off road parking, garage and enclosed rear garden'

£290,000 (Freehold)

Residential Sales and Lettings

9 Haldon Way, Bobblestock, Hereford, HR4 9XA

LOCATION

The property is situated to the north of Hereford City in the sought after residential location of Bobblestock. In the area are a range of amenities including Co-Op supermarket, public house 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, two bedroom, detached bungalow with gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting/dining room, conservatory, kitchen, two bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

Recessed Entrance Porch

With double glazed entrance door leading to the entrance hall.

Entrance Hall

With storage cupboard, panelled radiator, smoke alarm, vinyl flooring and door to the sitting/dining room.

Sitting/Dining Room

5.82m (19'1) (maximum) x 5m (16'5) (maximum - L-shaped room)

With rear aspect double glazed window, two panelled radiators, electric fire with decorative surround, television point, smoke alarm, coved ceiling, door to the kitchen and double glazed French doors giving access to the conservatory.



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Conservatory

2.82m (9'3) x 2.72m (8'11)

Of upvc construction with rear and side aspect double glazed windows, two panelled radiators, vinyl flooring and double glazed door to the garden.

Kitchen

2.31m (7'7) x 2.18m (7'2)

Side aspect double glazed window. With a range of units comprising stainless steel sink drainer unit, work surfaces, tiled splash backs, base units under with matching wall units, space for cooker, plumbing and space for washing machine, space for under counter fridge, wall mounted gas central heating boiler, vinyl flooring and side aspect double glazed door.



Bedroom 1

3.58m (11'9) x 3.02m (9'11)

With front aspect double glazed window and panelled radiator.

Bedroom 2

2.74m (9'0) x 2.67m (8'9)

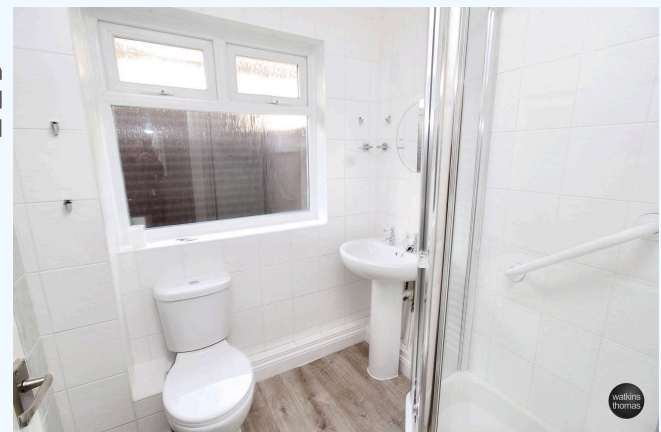
With front aspect double glazed window. access hatch to loft space, smoke alarm and panelled radiator.



Shower room

1.78m (5'10) x 1.68m (5'6)

With side aspect double glazed window, shower cubicle with glass shower screen, electric shower, fully tiled wall surround, heated towel rail, low flush wc, pedestal mounted wash hand basin, shaver point and vinyl flooring.



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OUTSIDE:

To the front of the property is a landscaped garden with driveway giving access to the GARAGE (16'8 x 8'3) with electric up and over door, power and lighting.

To the immediate rear of the property is a patio area with raised borders with a step down to a gravel garden which is enclosed by fencing to provide a degree of privacy.

COUNCIL TAX BAND C

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

Proceed out of Hereford along the Whitecross Road. On reaching the roundabout take the third exit onto Three Elms Road. Continue along Three Elms Road, pass Annette's Furniture World and turn right into Sandown Drive. Take the first turning on the left hand side into Kempton Avenue, follow the road and turn left into Haldon Way. At the T-junction turn left 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.

30th October 2025

ID41770

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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 D. 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		
55-68	D	67 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.

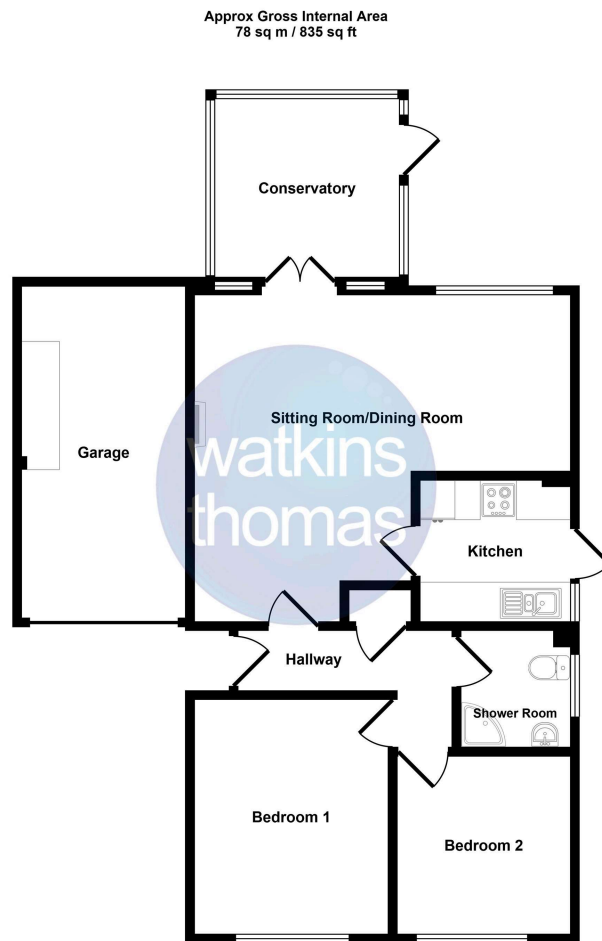
For properties in England and Wales:

- 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.