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44 Haldon Way, Bobblestock, Hereford, HR4 9XA

Located on the established Bobblestock residential development a very well presented two bedroom terraced house which is centrally heated and double glazed.

£200,000 (Freehold)

44 Haldon Way, Bobblestock, Hereford, HR4 9XA

LOCATION

The property is set in an established residential cul de sac, which lies off Kempton Avenue, about one and a half miles west of central Hereford. In the Bobblestock district, there are a range of amenities including a doctor's surgery, supermarket, newsagents and bus service. In Grandstand Road there are further amenities. 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

44 Haldon Way is a modern terraced home, which is well presented and has a gas fired central heating system and replacement double glazed windows. On the ground floor there is a living room which opens to the kitchen. On the first floor there are two bedrooms and a shower room. At the rear, there is a garden which has been landscaped for ease of maintenance. The property also has an allocated car parking space. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

Enclosed entrance porch which is approached via a double glazed door with adjacent double glazed elevations off a brick base and with a door to;

Living Room

4.93m (16'2) x 3.53m (11'7)

With a double glazed window to the front with vertical blind, radiator, under stair cupboards and with an opening to;



Kitchen

3.51m (11'6) x 1.83m (6')

With a double glazed window to the rear, double glazed door to the rear and with fitted base cupboards with working surface over, matching upstands and double, single and glass fronted eye level cabinets. Built in oven with four ring hob over and stainless steel splashback, recess with plumbing for washing machine, single drainer sink unit with drainer and mixer tap and with recess for upright fridge freezer. Wood laminate flooring.



ON THE FIRST FLOOR:

Landing

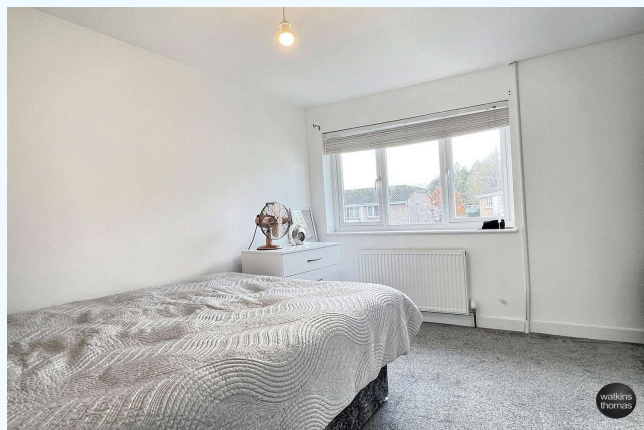
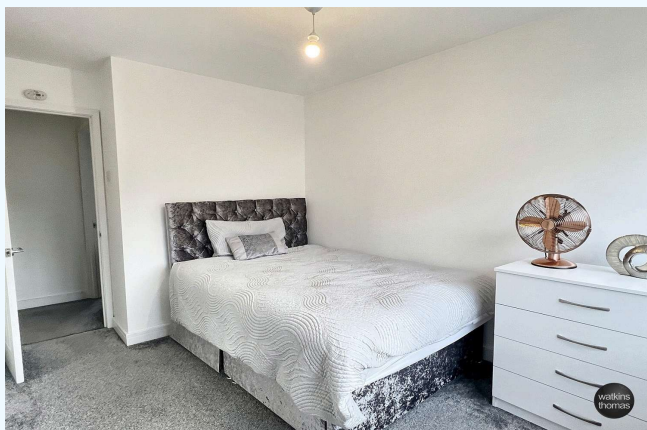
With doors to;

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Bedroom 1

3.38m (11'1) (11' 7 maximum) x 2.51m (8'3)

With a double glazed window with vertical blind to the front, radiator and over stair cupboard in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water.



Bedroom 2

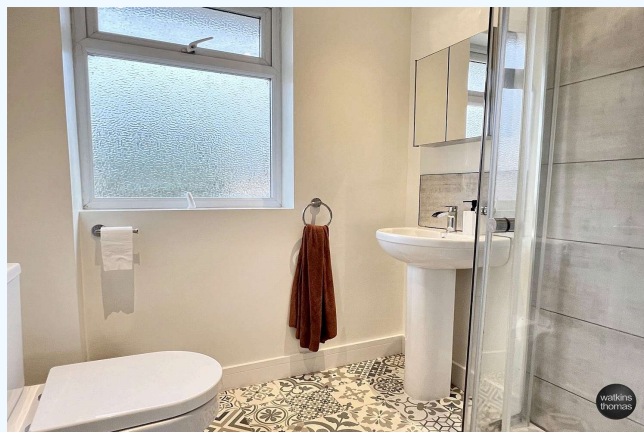
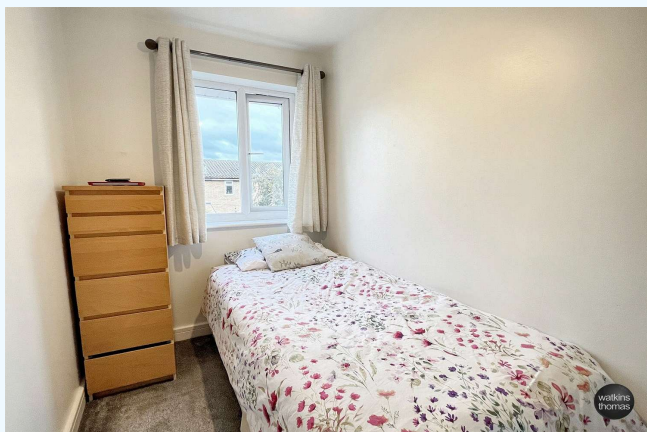
3.33m (10'11) x 1.65m (5'5)

With a double glazed window to the rear, access hatch to loft storage space and radiator.

Shower Room

1.8m (5'11) x 1.57m (5'2)

With shower cubicle with tiled walls and thermostatically controlled twin headed shower unit, pedestal wash basin with tile over and low level WC. Double glazed window, ladder type radiator and extractor unit together with sunken ceiling lights.



OUTSIDE:

At the front of the property there is a stoned area and at the rear there is a patio area with stone borders around an imitation grass rectangular garden. Boundaries are formed with panel fencing between concrete posts. The rear garden is approximately 36' long by 12' wide and is planned for ease of maintenance.



Parking

The property has allocated parking.

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COUNCIL TAX BAND B

Made 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

From central Hereford, proceed into Eign Street and follow through into Whitecross Road. Continue for the length of Whitecross Road, at the roundabout take the third exit to enter Three Elms Road. Proceed along Three Elms Road and take the right hand turn into Grandstand Road, enter Sandown Drive and then turn left into Kempton Avenue. Continue along Kempton Avenue and Haldon Way will be identified on the left hand side. Number 44 will be denoted by the agent's 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

20th December 2025

ID41895

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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 A.

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	61 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.

