



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)



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## 7 Golden Lion Close, Hereford, HR4 9NB

Located off Grandstand Road, just to the north of the city centre, in a cul de sac, a two bedroom centrally heated semi detached home with good parking facilities.

**£175,000 (Freehold)**

# 7 Golden Lion Close, Hereford, HR4 9NB

## LOCATION

Golden Lion Close is an established residential cul de sac located off the town end of Grandstand Road and just to the north of the city centre. The locality is served by certain amenities and Hereford as a whole offers a wide variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

7 Golden Lion Close is an end of terrace established home which is provided with a gas fired central heating system. The property would now benefit from some updating, including the provision of a modern kitchen and it in more detail it currently comprises;

### ON THE GROUND FLOOR:

Porch with door with glazed upper panels to;

#### Living Room

4.7m (15'5) x 3.53m (11'7)

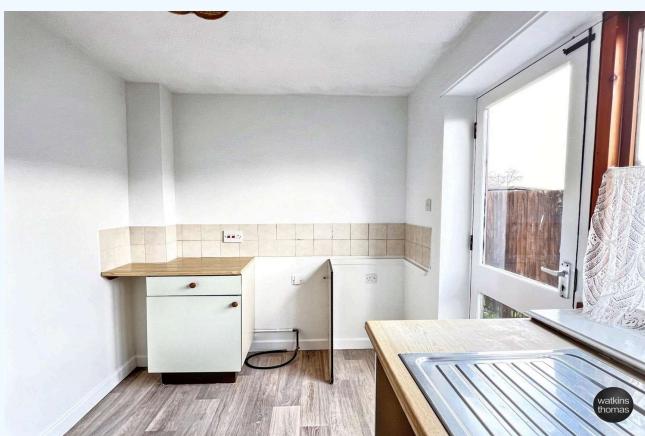
With a deep bow window to the front, coved ceiling, wall mounted gas fire, two radiators, wall light points and door to;



#### Kitchen

3.56m (11'8) x 2.13m (7')

With a casement door and window overlooking the rear patio garden. Single drainer sink unit with mixer tap, fitted base cupboards with tiled surrounds and a tall shelved storage cupboard. Recess with plumbing for cooker, recess for further appliance and recess with plumbing for washing machine.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space and doors to;

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### Bedroom 1

3.56m (11'8) x 2.36m (7'9) (widening to 10')

With a window to the rear, radiator and along one wall there are four sliding doors to a wardrobe area provided with a hanging rail and storage shelving.



### Bedroom 2

2.39m (7'10) x 2.51m (8'3) (widening to 11' 8)

With a window to the front, radiator, wardrobe cupboards and cabinets together with an over stair cupboard in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water.



### Bathroom

1.96m (6'5) x 1.57m (5'2)

With white suite comprising bath with shower boarded walls and mixer tap attachment to taps, low level WC and pedestal wash basin. Extractor unit and radiator.



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## OUTSIDE:

The property has the benefit of a two car length driveway.

## Gardens

At the front of the property there is a lawned garden and a stoned area. Beyond the driveway, there is a gate in a fence which provides the property with a 8' 8 wide by 19' area to the side of the residence and at the rear there is a hexagonal paved patio area which is approximately 20' by 12' 6. The rear garden area is enclosed by close board fencing.



## 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.

## VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

## DIRECTIONAL NOTE

From central Hereford, proceed along Edgar Street and follow through into Newtown Road bearing north. At the roundabout, by Widemarsh Common, turn left into Grandstand Road and after a short distance, Golden Lion Close will be identified on the right hand side. Number 7 is 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](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).

## ID / Date

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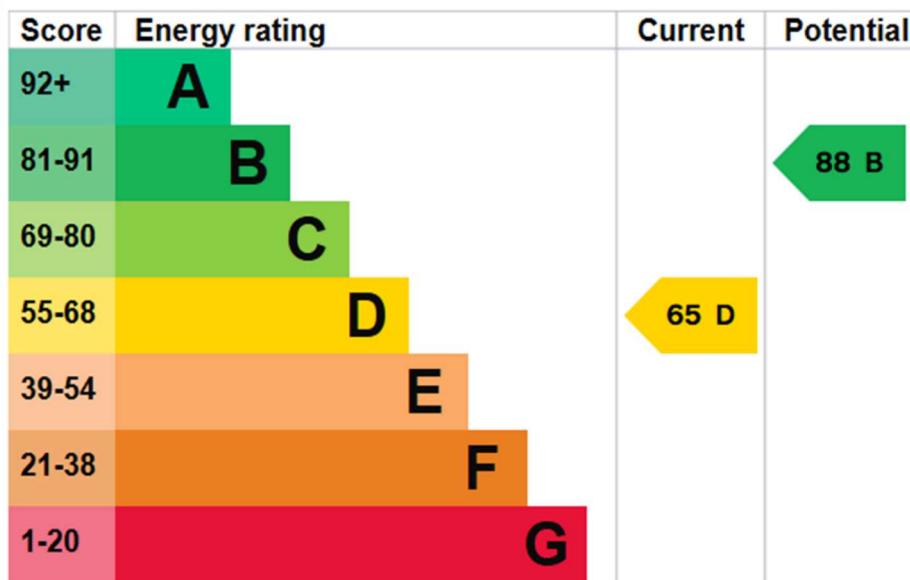
## ENERGY PERFORMANCE CERTIFICATE

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.](#)



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.

