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11 Graftonbury Mews, Grafton Lane, Hereford, HR2 8BN

'Located just to the south of Hereford and in a mews style development, a two bedroom end of terrace bungalow with central heating and double glazing'

£190,000 (Freehold)

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LOCATION

Graftonbury Mews is an ongoing development including new, converted and established properties located about two miles south of central Hereford. 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

11 Graftonbury Mews is an end of terrace, two bedroom bungalow, which is centrally heated and double glazed. The accommodation in more details comprises:

ON THE GROUND FLOOR ONLY:

Reception Hall

3.15m (10'4) x 2.86m (2'10)

Approached through a composite door with double glazed upper units, coved ceiling, radiator, wood laminate flooring and with doors to bedrooms, rear inner hall and the;

Living Room

3.61m (11'10) x 3.1m (10'2) (plus door recess)

With coved ceiling, radiator, continuation of wood laminate flooring, double storage cupboard with hanging rail and fitted shelves with cabinets over, door with glazed upper panels to the kitchen and double glazed sliding patio doors opening to the;



Conservatory/Utility Area

5.89m (19'4) x 1.96m (6'5)

With double glazed windows off a brick base and a pair of french doors opening to the rear garden area. Triplex roof, wood grain effect flooring, radiator and with a pair of base cupboards with working surface over and space for tumble dryer. High level cabinets and double glazed door to the kitchen.



Kitchen

2.87m (9'5) x 1.73m (5'8)

With double glazed window to the side with soft close base cupboards and drawer units with working surface over, upstands and eye level cabinets together with upright fridge and freezer units, electric oven with two ring hob over, recess with plumbing for washing machine and with a single drainer stainless steel sink unit with flexible head mixer tap. Radiator.



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Inner Hall

With access hatch to loft space with gas fired boiler providing central heating and domestic hot water, a double cupboard with hanging rail and storage shelving. Radiator, wood laminate flooring and with doors to the bathroom and;

Bedroom 1

3.2m (10'6) x 2.84m (9'4)

With a double glazed french door with adjacent deep window to the front garden, coved ceiling, wood laminate flooring, radiator and with a recessed wardrobe area provided with hanging rail.



Bathroom

2.84m (9'4) x 2.31m (7'7)

With white suite comprising shower and bath with mixer tap, screen and thermostatically controlled shower unit. Low level WC and vanity wash basin with mixer tap and tiled course over. Part tiled walls, ladder type radiator, extractor unit and a double glazed window.



Bedroom 2

2.11m (6'11) x 2.11m (6'11)

With a double glazed window to the front, coved ceiling, radiator and continuation of wood laminate flooring.



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Gardens

At the front of the property within a low picket fence, there are two gateways which provide access to both the path which leads to the front door and a stoned garden area with raised borders and an ornamental tree. At the rear of the property there is a further garden area which is partly laid to paving stone and partly lawned. It is understood that the rear garden has the benefit of a side access. The rear garden is approximately 19' by 15' and enjoys a southerly aspect. There is also a garden store.



COUNCIL TAX BAND A

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Standard 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.

Maintenance Charge

A maintenance service charge is paid to the management company in respect of the drainage system and communal areas in the sum of £570 per year.

SERVICES

It is understood that mains electricity, gas and water are connected to the property. Drainage is to a shared private system. 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 south from the City Centre on the A49 Ross Road. On the outskirts of the city turn right into Graftonbury Lane. After approximately one mile Graftonbury Mews will be located on the left hand side as the subject property is denoted by the agents 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.

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constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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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 C. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		122 A
81-91	B		
69-80	C	73 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.

