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26 Haldon Way, Bobblestock, Hereford, HR4 9XA

'Located towards the end of a maturing residential cul-de-sac, off Kempton Avenue, in the Bobblestock district, a double glazed, one bedroom terraced home with garden areas to the front and rear. The property has an allocated car parking space.'

£165,000 (Freehold)

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LOCATION

Haldon Way is a cul-de-sac comprising a mix of properties located just off Kempton Avenue on the edge of Bobblestock which lies to the north west of Hereford City Centre. The Bobblestock district is served by a range of amenities including a supermarket, public house, doctors surgery and City 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

26 Haldon Way is an established, one bedroom, inner terrace home which has the benefit of replacement double glazed windows. The property has allocated parking and there are garden areas to the front and rear. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With panelled front door to:

The Open Plan Living Accommodation

6.1m (20'0) x 3.28m (10'9)

Which in parts comprises:

The Sitting Room Area

3.28m (10'9) x 3.53m (11'7)

With a double glazed window to the front, feature timber fire surround, stairway off, wall mounted panel heater and with an opening to the:



Kitchen Area

2.54m (8'4) x 3.28m (10'9)

With fitted base cupboard and drawer units with working surface over, tiled surrounds and eye level cabinets. Further working surface with tiled surround and plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, recess for cooker and recess for fridge. Under-stair storage cupboard, double glazed window to the rear and door to rear.



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ON THE FIRST FLOOR:

Landing

With a double glazed window at the rear and doors then open to the:

Double Bedroom

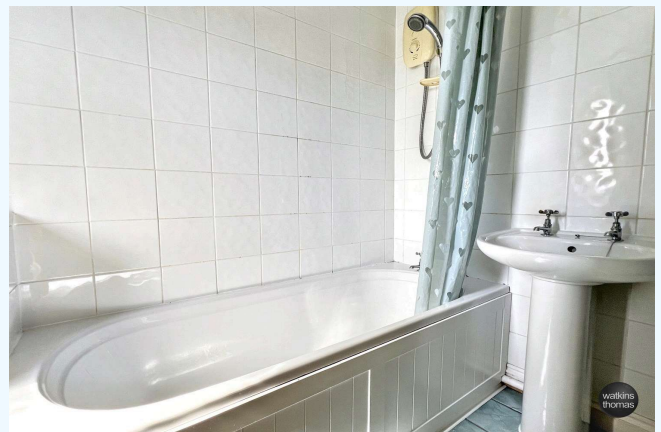
3.63m (11'11") x 3.28m (10'9") (to rear of wardrobes)

With a double glazed window to the front, wall mounted heater and with three sliding doors to a wardrobe area which is provided with hanging rail and storage shelving. Airing cupboard with insulated hot water cylinder.

Bathroom

2.34m (7'8") x 1.4m (4'7")

With white suite comprising bath with tiled surround and electric shower over, pedestal wash basin and low level wc. Sunken ceiling lights and double glazed window to the rear.



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OUTSIDE:

At the front of the property there is a lawn area with pathway to the front door. To the rear a shallow patio area with a lawned garden beyond. The rear garden is part enclosed by mature evergreen hedging (NB - this hedging will be cutting prior to completion - currently birds nesting).



COUNCIL TAX BAND A

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, 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 west along Eign Street and follow through, into and continue for the length of Whitecross Road to the roundabout. Take the third exit onto Three Elms Road. Continue along Three Elms Road and turn right into Grandstand Road and then take the left hand turn into Kempton Avenue. Continue along Kempton Avenue and turn left into Haldon Way. At the junction bear right and Number 26 will be identified 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.

23rd May 2026

ID42836

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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		97 A
81-91	B		
69-80	C		
55-68	D	62 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

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.