



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



23 Golden Lion Close, Off Grandstand Road, Hereford, HR4 9NB

Situated to the north of Hereford city, a well presented two bedroom end of terrace home overlooking a small orchard to the rear with gas central heating, double glazing, allocated parking and enclosed rear garden.

£210,000 (Freehold)

23 Golden Lion Close, Off Grandstand Road, Hereford, HR4 9NB

LOCATION

The property is situated to the north of Hereford city off Grandstand Road. In the area are a range of amenities 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 end of terrace home overlooking a small orchard to the rear with gas central heating, double glazing, allocated parking and enclosed rear garden. The accommodation comprises entrance hall, kitchen, sitting room, first floor landing with access to two double bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Canopy entrance porch with front aspect double glazed door giving access to the;

Entrance Hall

With panelled radiator, stairs to the first floor, laminated flooring, thermostat for central heating, door to the sitting room and kitchen.

Kitchen

3.2m (10'6) x 1.91m (6'3)

With front aspect double glazed window, a range of units comprising sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, integrated electric oven and hob with cooker hood over, integrated dishwasher, integrated fridge/freezer, plumbing and space for washing machine, panelled radiator, coved ceiling and tiled flooring.



Sitting Room

3.73m (12'3) (maximum) x 3.73m (12'3)

With rear aspect double glazed patio door giving access to the rear garden, laminated flooring, wall mounted electric fire, panelled radiator, two wall lights and TV point.

23 Golden Lion Close, Off Grandstand Road, Hereford, HR4 9NB



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

3.73m (12'3) x 2.82m (9'3) (maximum)

With rear aspect double glazed window and panelled radiator.

23 Golden Lion Close, Off Grandstand Road, Hereford, HR4 9NB

Bedroom 2

3.73m (12'3) (maximum) x 2.34m (7'8)

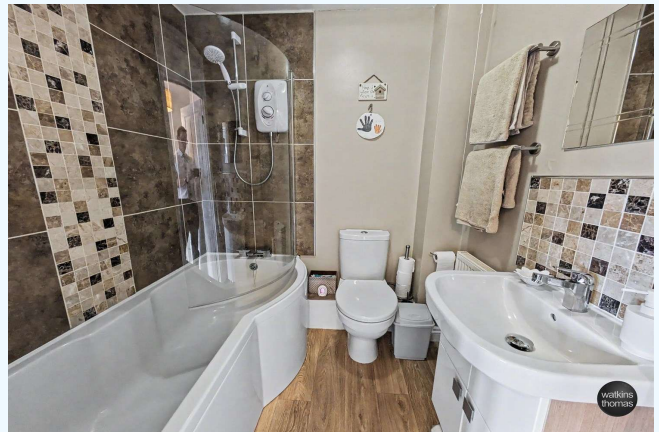
With front aspect double glazed window, panelled radiator and cupboard housing the gas central heating boiler.



Bathroom

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

With suite comprising panel enclosed bath with electric shower over, low flush WC, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator, shaver point and vinyl flooring.



OUTSIDE:

To the front of the property is a lawned garden with gravelled border and path giving access to the front door. A side access path and gate give access to the rear garden where there is a patio with steps leading to the main garden which is laid to lawn. The path continues to the rear of the garden where there is a good size WORKSHOP and the garden is enclosed by fencing and walling to provide a degree of privacy.



Parking

To the front of the property is an allocated parking space with EV charging point.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not 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.

23 Golden Lion Close, Off Grandstand Road, Hereford, HR4 9NB

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

Proceed out of Hereford along Edgar Street. On reaching the roundabout, take the first exit onto Newtown Road. Continue to the roundabout and take the first exit onto Grandstand Road. Follow round the right hand bend and turn right into Golden Lion Close. Continue to the cul de sac position and the property is located on the right 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.

16th September 2026

ID43680

23 Golden Lion Close, Off Grandstand Road, Hereford, HR4 9NB

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		86 B
69-80	C		
55-68	D	59 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

23 Golden Lion Close, Off Grandstand Road, Hereford, HR4 9NB

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.

