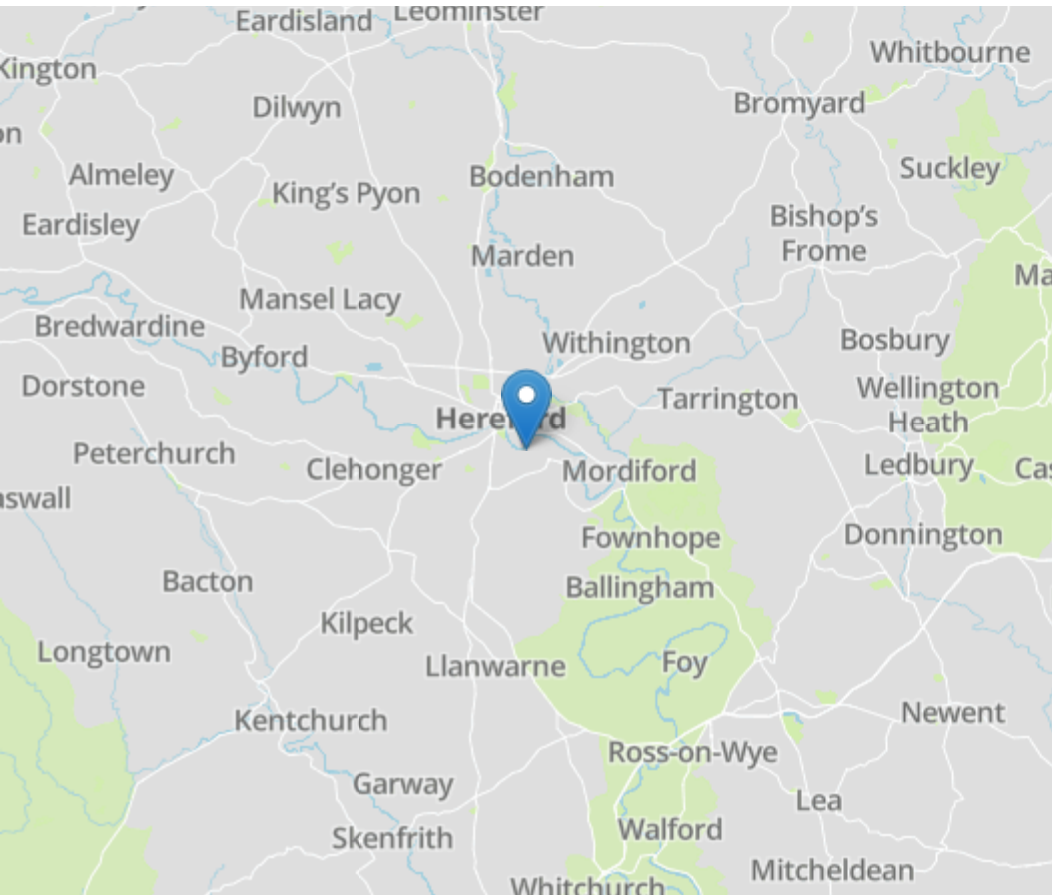




## DIRECTIONS

From Hereford city centre, proceed on the A49 (Ross Road). At the traffic lights at the Broadleys Public House turn left into Holme Lacy Road. Follow the road and after passing St. Vincent's Close turn left into Goodwin Way, take the first left into Withybrook Close and the property will be found on the left hand side.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### Outgoings

Council Tax: Band A

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

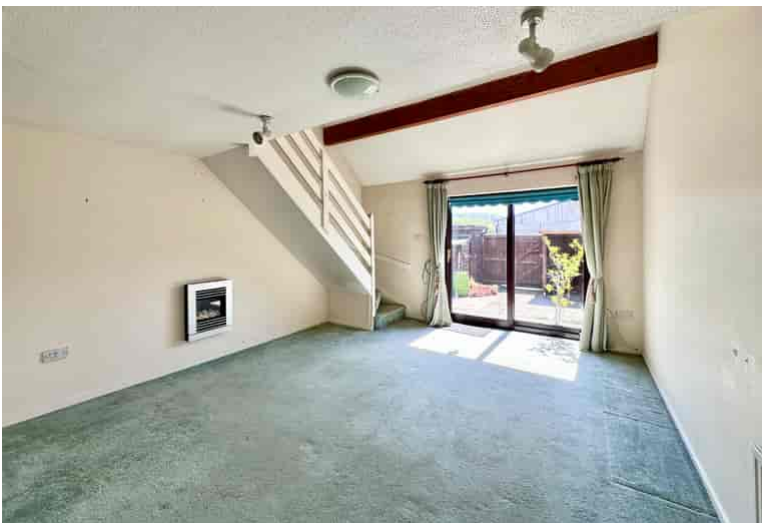
SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

1 Withybrook Close  
Hereford HR2 6RD

£125,000



- Set in a popular residential location.
- Spacious One Bedroom end of terrace house
- Scope for some updating.
- Easily Maintained Garden.
- Off Road Parking.
- No Onward Chain.
- Upvc Double Glazing and Gas Central Heating

Hereford 01432 343477

Ledbury 01531 631177





## 1 Withybrook Close

### Situation and Description

Withybrook Close is located within a popular residential area of Hereford which offers many amenities. Number 1 is an end-terrace house with scope for some updating or conversion to two bedrooms subject to any planning consent. The accommodation currently comprises open plan kitchen/lounge/dining room, double bedroom, bathroom, enclosed garden and off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with door to Storage Cupboard,

opening to:

#### Kitchen Area

9' 10" x 8' 0" (3.00m x 2.44m) with window to front, range of worktops with cupboards and drawers under, inset stainless steel sink with drainer, spaces for electric cooker, washing machine and fridge, eye level wall cupboards, wall mounted Worcester central heating boiler, tiled splashbacks, power points, radiator.

#### Lounge/Dining Area

13' 6" x 14' 3" (4.11m x 4.34m) with sliding patio door to rear opening onto the garden, radiator, power points, wall mounted gas fire, stairs to:

### First Floor

#### Landing Area

with door to Airing Cupboard

housing hot water cylinder, opening to:

#### Bedroom

8' 5" x 12' 9" (2.57m x 3.89m) with window to front, radiator, power points.

#### Bathroom

with window to front, large shower cubicle, low flush w.c., pedestal wash basin, shower boarding, extractor fan, radiator.

### Outside

#### Approach

The property is approached from Withybrook Close via a path with adjacent lawned foregarden.

#### Garden

The rear garden can be accessed via a wooden side gate and has been laid for easy maintenance,

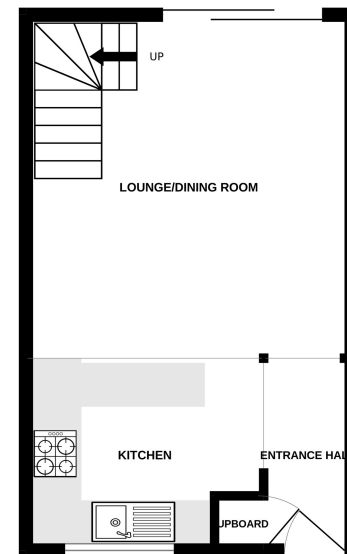
comprising mainly patio with shrub and floral borders, Garden Shed and covered storage area. The garden is fenced on all sides.

To the rear of the property are two allocated parking space which can be accessed via a wooden gate from the garden.

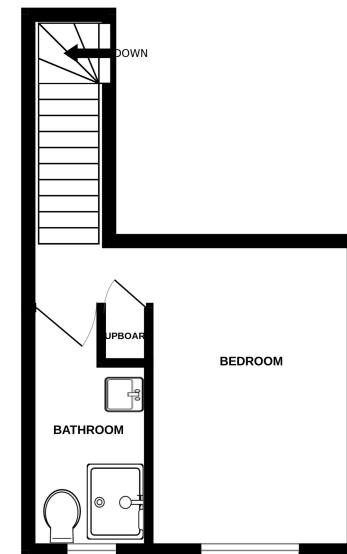
### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

GROUND FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.8 sq.m.) approx.  
Made with Metropix ©2025



### At a glance...

- ✔ Kitchen/Area  
9'10 x 8' (3m x 2.44m)
- ✔ Lounge/Dining Area  
13'6 x 14'3 (4.11m x 4.34m)
- ✔ Bedroom  
8'5 x 12'9 (2.57m x 3.89m)

### And there's more...

- ✔ End-Terrace House.
- ✔ One Bedroom.
- ✔ Easily Maintained Garden.
- ✔ Off Road Parking.
- ✔ No Onward Chain.
- ✔ Scope for some updating.
- ✔ Please note that a member of Stooke Hill and Walshe staff has a connection to the vendor of this property