



Williams Estate Agents

Present:

**8**  
**Haydock Avenue**  
Hereford, HR4 9LZ

**Guide Price £209,950**

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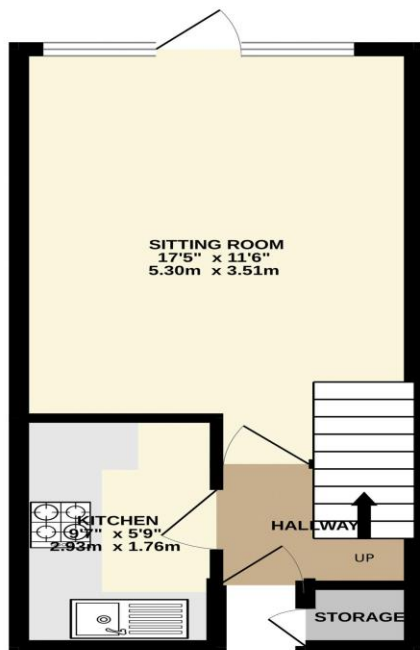
Two Double Bedrooms - Newly Modernised Throughout - Double Glazing & Central Heating - Garage & Gardens - No Chain! -



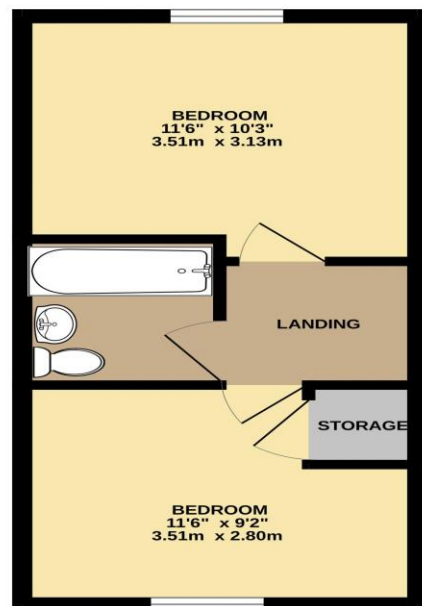
8 Haydock Avenue, Bobblestock, Hereford, HR4 9LZ

**The Property:** A newly modernised two double bedroom property. Located in this popular and established area, overlooking a green and benefiting from central heating, double glazing, newly fitted bathroom and kitchen, feature wooden doors throughout, a garage in a courtyard and gardens. Viewing Advised / No Chain! Location; Just off Grandstand Road turning right and leading onto the property.

GROUND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ACCOMMODATION

Please Refer to Floorplan For Measurements.

### Entrance Hall

With open porch housing boiler cupboard, stairs to first floor, doors off to:

### Kitchen

With a range of base and wall units, feature sink, built in cooker and hob with hood over, plumbing for washing machine, double glazed window to front aspect.

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### Sitting Room

With a radiator, double glazed door to garden.

### First Floor Landing

With doors off to:

### Bedroom 1

With double glazed window to rear aspect, radiator.

### Bedroom 2

With double glazed window to front aspect, radiator.

### Bathroom

With Wc, wash hand basin, bath with shower over, heated towel rail.

### Exterior

The property has a pathway with lawn to the front and the rear is laid to patio with personal door to Garage area. ( Next to garage 5 on right)

### Hereford Office

Free Sales Valuations  
Free Mortgage Advice

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rightmove

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.