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11 Goodwin Way, Lower Bullingham, Hereford, HR2 6RA

'Situated to the south of Hereford City in the popular Lower Bullingham district, a well presented, two bedroom, end of terrace home with gas central heating, double glazing, enclosed rear garden and allocated parking'

£180,000 (Freehold)

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LOCATION

The property is located to the south of Hereford City in the popular Lower Bullingham district. 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 with gas central heating, double glazing, enclosed rear garden and allocated parking. The accommodation comprises entrance porch, entrance hall, kitchen, sitting room, first floor landing with access to two bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A double glazed panelled entrance door leads to the entrance porch with side aspect double glazed window and glazed door to the entrance hall.

Entrance Hall

With access to the kitchen and sitting room.

Kitchen

2.49m (8'2) x 2.21m (7'3)

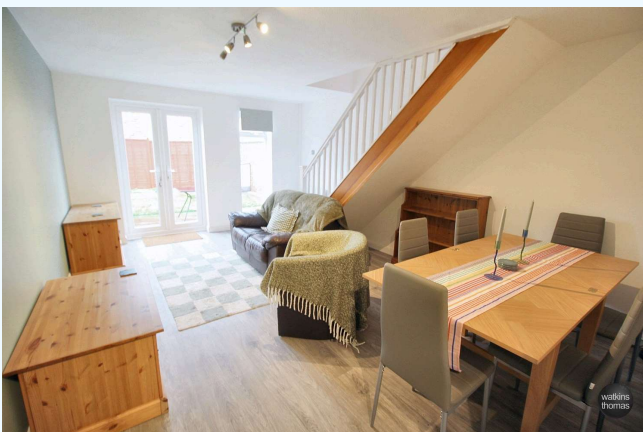
With front aspect double glazed window, stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for fridge freezer, space for cooker with cooker hood over and tiled flooring.



Sitting Room

5.26m (17'3) x 3.58m (11'9) (maximum)

With rear aspect double glazed window, two panelled radiator's, laminated flooring, stairs to the first floor and double glazed French doors giving access to the rear garden.



ON THE FIRST FLOOR:

Landing

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

Bedroom 1

4.09m (13'5) x 2.97m (9'9) (to the wardrobe)

With rear aspect double glazed window, panelled radiator, built-in double wardrobe and storage cupboard.

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Bedroom 2

3.25m (10'8) x 2.06m (6'9) (maximum)

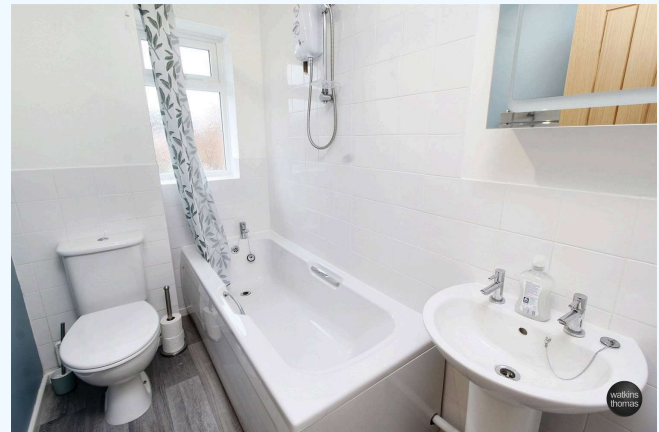
With front aspect double glazed window and panelled radiator.



Bathroom

2.39m (7'10) x 1.45m (4'9)

With front aspect double glazed window, suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, heated towel rail and partially tiled wall surround.



OUTSIDE:

To the front of the property is a lawned garden with path leading to the front door. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. Towards the rear of the garden is a further patio and the garden is enclosed by walling and fencing to provide a degree of privacy. A side gate gives access to the front of the property.



COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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.

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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 the Ross Road. At the traffic lights turn left onto the Holme Lacy Road, continue straight over the mini roundabout along Holme Lacy Road, passing The Wye Inn Public House. Take the left hand turning into Goodwin Way where the property is located on the left hand side as indicated 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.

14th November 2025

ID41736

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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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 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.

