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## Wellesley, Wellington, Herefordshire HR48AX

*An established detached bungalow, located in a popular village to the north of Hereford. The centrally heated and double glazed accommodation includes a good sized living room, three double bedrooms, driveway, garage and generously established gardens.*

**£430,000 (Freehold)**

**Residential Sales**

# Wellesley, Wellington, Herefordshire HR48AX

## LOCATION

Wellesley is located in Wellington, a popular and well served village which is set about four miles north of the cathedral city of Hereford. The village has a Church, primary school, community hall, playing fields and country walks are available. The village is set to the north of Hereford and to the south of the market town of Leominster, which combined offer an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

Wellesley is a detached bungalow residence which is centrally heated and double glazed. The rooms overall are well proportioned and it offers an attractive kitchen/breakfast room and a good sized living room together with three double bedrooms and a four piece bathroom. Of note is the width of the driveway, there is a garage and the property has a deep front garden which screens the property from the village road. At the rear there is an established garden with a patio/sun terrace area. In more detail, the property comprises;

## ON THE GROUND FLOOR ONLY:

### Reception Porch/Conservatory

3.3m (10'10") x 1.52m (5')

Approached through a double glazed door with a double glazed door to the rear and having masonry elevations with double glazed windows over and triplex window above. Tiled floor and with a 9 panel glazed door to the;

### Kitchen/Breakfast Room

4.65m (15'3") x 3.66m (12')

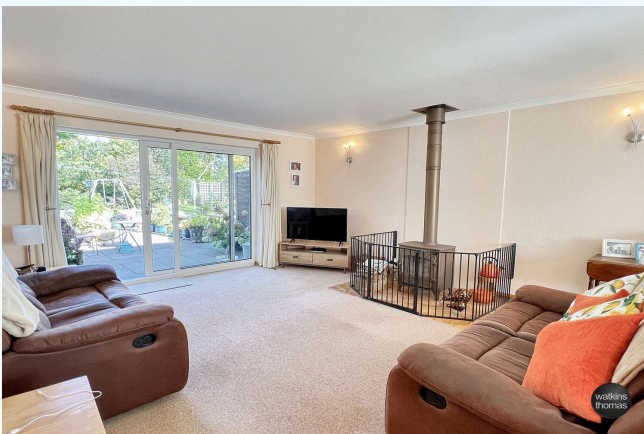
With a double glazed window overlooking the front garden and with fitted, wood fronted base cupboards and drawer units with roll edge working surfaces over, tiled surround and a range of eye level cabinets. Sunken ceiling lights, one and a half bowl stainless steel sink unit with drainer and mixer tap, recess with plumbing for dishwasher, built in double oven with ceramic hob over and hood above, ceramic floor tiles and with a door to the inner hall and door to;



### Living Room

7.24m (23'9") x 4.42m (14'6")

With a picture double glazed window to the front and double glazed sliding patio door opening to and overlooking the rear gardens. Coved ceiling, radiator and with a feature multi fuel stove (Clearview Vision 500) set on a tiled hearth. Wall light points. Door to;



## Wellesley, Wellington, Herefordshire HR48AX



### Rear Hall/Study

2.77m (9'1) x 1.7m (5'7)

With a double glazed window at the front, wood laminate flooring and door to;

### Utility Room/Cloakroom

2.01m (6'7) x 1.47m (4'10)

With fitted working surface, single drainer sink unit with mixer tap and recesses for washing machine and tumble dryer. Double eye level cabinet, ceramic floor tiles and low level WC.

### Inner Hall

8.64m (28'4) x 1.12m (3'8)

With coved ceiling, double glazed window to the garden, radiator, part ceramic tiled floor and with doors to;

### Bedroom 1

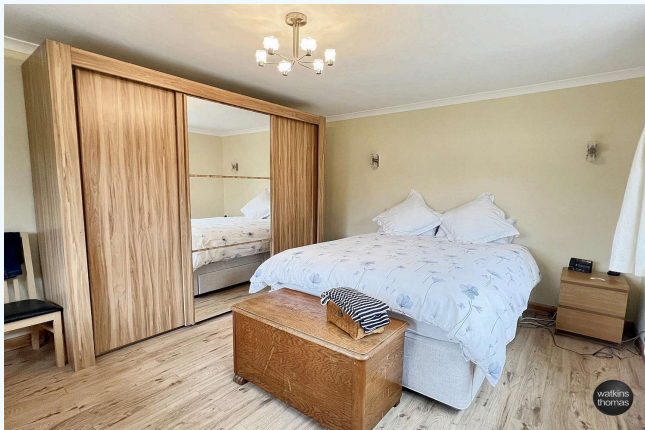
4.62m (15'2) x 3.56m (11'8)

With double glazed windows to two aspects, coved ceiling, wall light points, radiator, wood laminate flooring and wooden skirting boards. Dimmer light switch.

### Bedroom 2

3.43m (11'3) x 2.69m (8'10)

With a double glazed window to the side, coved ceiling, radiator, access to loft space and with a pair of doors to a wardrobe cupboard with hanging rail with cabinets over.



## Wellesley, Wellington, Herefordshire HR48AX

### Bedroom 3

3.4m (11'2) x 2.72m (8'11)

With a double glazed window to the side, coved ceiling, radiator and a pair of sliding doors to recessed wardrobe area which is provided with hanging rail with cabinet over.

### Bathroom

2.54m (8'4) x 2.36m (7'9) (plus door recess)

Attractively appointed and with white suite comprising bath with central mixer tap, walk in shower cubicle with thermostatically controlled twin headed shower unit and glazed screen. Pedestal wash basin and low level WC. Attractive part tiled/part shower boarded, double glazed window, extractor unit, ladder type radiator and with a door to a recessed boiler cupboard in which is housed the floor mounted oil fired boiler which provides central heating and domestic hot water.



### OUTSIDE:

#### Garage

The property has the benefit of a double car width driveway which rises to a paved hard standing area and the ATTACHED GARAGE (20' by 8' 6) with up and over door, electric light and power points.



## Wellesley, Wellington, Herefordshire HR48AX

### Gardens

To the right of the driveway there is a planted garden behind a sleeper border and the remainder of the front garden is lawned and features a silver birch and hydrangea. The rear garden, which can be approached from a gate at the side of the property, includes a raised planted border, ornamental pond and a concrete pathway runs to the rear of the property, to a large shaped paving stone patio/sun terrace. The remainder of the gardens are lawned, have feature raised planted beds, numerous individual shrubs and there is also a potting shed (8'1 x 6'), a greenhouse (8' by 6') and a bay of block stores which is about 5' 5 deep and 24' long. The rear gardens are mature and are bordered by a tree lined brook. The property also has the benefit of a timber workshop located at the rear of the garage (14' by 8'9).



### COUNCIL TAX BAND D

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.

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### **DIRECTIONAL NOTE**

From the city of Hereford, proceed north of the A49 for about three and a half miles and then take the left hand turn into the village of Wellington. Continue into the village, pass Bridge Lane on the right then the property will be identified again on the right 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

### **ID / Date**

ID41667

## Wellesley, Wellington, Herefordshire HR48AX

### 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	55 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.

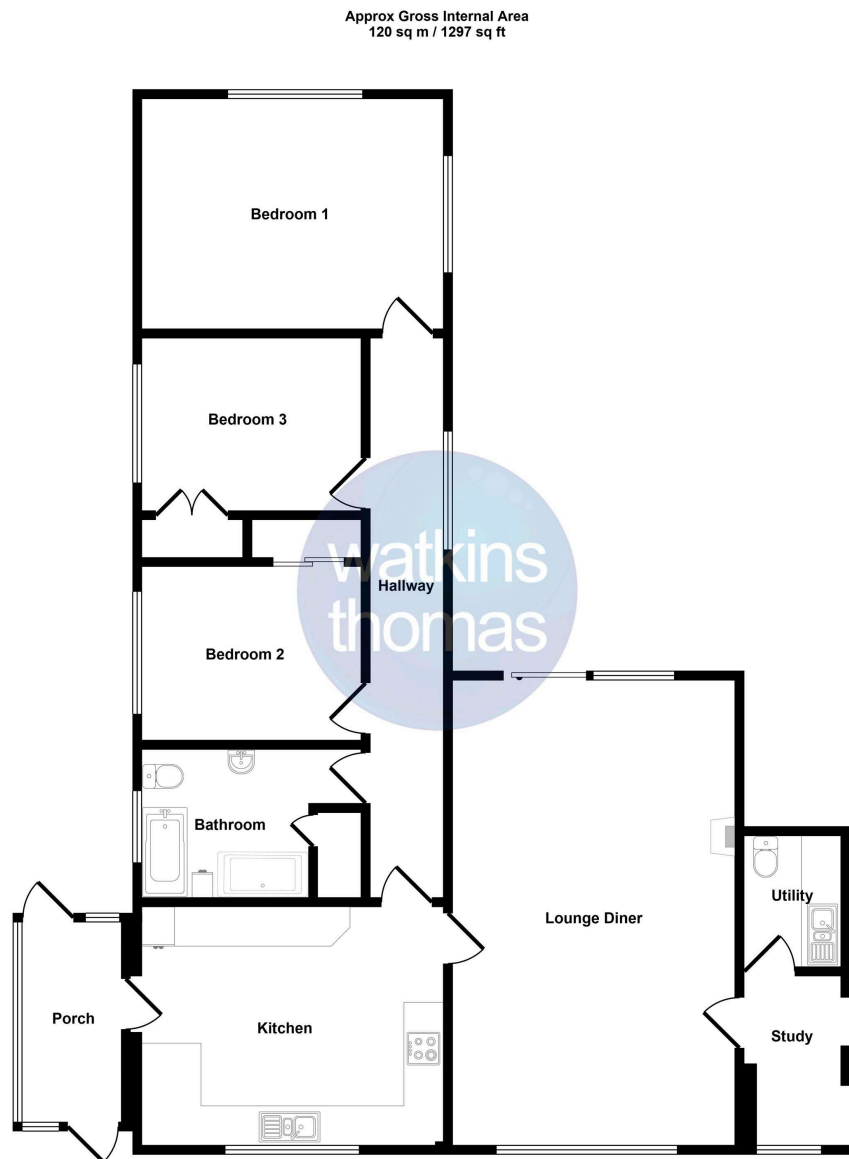
For properties in England and Wales:

- 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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