



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



2 The Paddocks, Westhope, Hereford, HR4 8BS

A semi detached three bedroom home in need of a schedule of refitting located in a west Herefordshire village.

£240,000 (Freehold)

2 The Paddocks, Westhope, Hereford, HR4 8BS

LOCATION

The Paddocks is located in Westhope, a sought after west Herefordshire community located close to Westhope Hill and accessible to the village of Canon Pyon which offers a range of facilities and amenities, including a primary school. Hereford is approximately seven and a half miles distance and offers a full range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

2 The Paddocks is a mature semi detached home which has a hall, sitting room, kitchen/breakfast room and bathroom on the ground floor with three bedrooms on the first floor. The property has a driveway and garden areas.

2 The Paddocks would now benefit from an extensive schedule of refitting and upgrading works and in more detail it currently comprises;

ON THE GROUND FLOOR:

Entrance porch with door to;

Reception Hall

1.78m (5'10) x 1.5m (4'11)

With stairway, double glazed window and having doors to the sitting room, kitchen, bathroom and;

Separate WC

1.73m (5'8) x .79m (2'7)

With low level WC. Double glazed window and quarry tile floor.

Bathroom

1.7m (5'7) x 1.5m (4'11)

With bath and wash basin. Double glazed window.



Sitting Room

4.24m (13'11) x 3.23m (10'7)

With double glazed window to the front, shelved cupboard, night storage heater and door to under stair cupboard.



2 The Paddocks, Westhope, Hereford, HR4 8BS

Kitchen

3.66m (12') x 3.3m (10'10) (plus door recess)

With single drainer sink unit, base cupboard with tiled surrounds and eye level cabinets. Door to airing cupboard with hot water cylinder. Night storage heater and double glazed window.



Rear Lobby

1.83m (6') x .97m (3'2)

With door to outside and door to a lean to store (8'4 by 7'5)

ON THE FIRST FLOOR:

Landing

With doors to the bedrooms and an over stair cupboard.



Bedroom 1

3.66m (12') x 3.23m (10'7)

With double glazed window to the front enjoying a view across rooftops to treelined countryside in the distance.



2 The Paddocks, Westhope, Hereford, HR4 8BS

Bedroom 2

3.35m (11') x 3m (9'10)

With a double glazed window overlooking rising treelined countryside.



Bedroom 3

2.44m (8') x 2.24m (7'4)

With a double glazed window to the rear enjoying a view towards treelined countryside.



OUTSIDE:

The property has the benefit of a stone driveway which runs to the side of the residence.

Gardens

At the front of the property there is a lawned garden area with mature trees. To the rear of the property there is a further garden area with timber store. The rear garden is uncultivated and has mature trees and shrubs.



2 The Paddocks, Westhope, Hereford, HR4 8BS



COUNCIL TAX BAND B

Made 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 and water are connected to the property. Drainage is believed to be to a private system. 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 on the Three Elms Road and at the traffic lights, continue over onto the A4110 towards Canon Pyon. Pass through Canon Pyon village and just after the 30mph speed limit, turn right signposted Westhope. Follow the road to the 'T' junction, turn left and after a short distance 2 The Paddocks will be identified on the right side 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.

24th February 2026

ID40493

2 The Paddocks, Westhope, Hereford, HR4 8BS

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.

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.

