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34 Westbury Close, Hereford, HR2 6RE

Situated on the mature, Westbury village development, to the south of the city centre, an extended end of terrace home, which offers centrally heated and double glazed, two reception room and three bedroom accommodation. Rear garden and parking.

£202,500 (Freehold)

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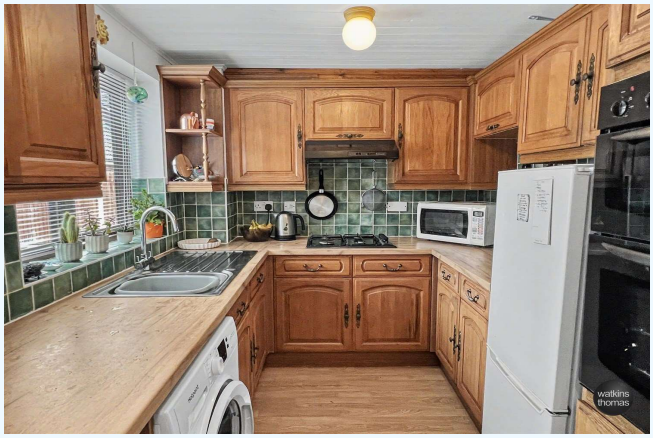
LOCATION
Westbury Close is located off Goodwin Way on the Westbury village development in the Lower Bullingham district, which lies to the south-east of central Hereford. The locality is served by a range of amenities. Hereford as a whole offers a variety of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION
34 Westbury Close is an end of terrace home, which has been extended at the side and now offers two reception rooms and three bedrooms. The property is centrally heated and double glazed and in more detail it comprises;

ON THE GROUND FLOOR:

Enclosed Porch
1.37m (4'6) x 1.07m (3'6)
Approached through a double glazed door and with a double glazed window to the front. Door to;

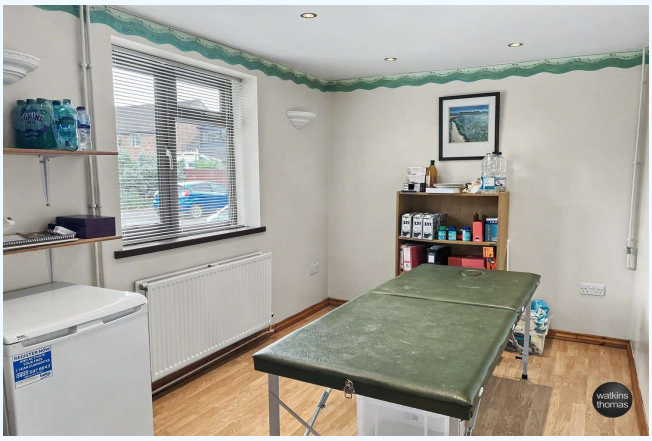
Kitchen
3.58m (11'9) x 2.24m (7'4)
With a double glazed window to the front and having solid wood fronted base cupboards with wood grain effect working surface over, tiled surrounds and matching eye level cabinets, including display ends. Single drainer stainless steel sink unit with mixer tap, recess with plumbing for dishwasher, four ring gas hob with cooker hood over and built in double electric oven. Radiator. Multi pane glazed door to;



Sitting Room
5.23m (17'2) x 3.61m (11'10)
With a pair of double glazed french doors, opening to and overlooking the rear garden, double glazed deep window to the rear, stair to first floor, two radiators, wall light points, wood laminate flooring and under stair display shelving. Wall mounted central heating and domestic hot water control clock, under stair storage area and with a glazed panel door to;

Dining Room/Study
4.85m (15'11) x 2.36m (7'9)
With double glazed windows to the front and side, sunken ceiling lights, wood laminate flooring and radiator. Dimmer light switch.





ON THE FIRST FLOOR:

Landing
With access hatch to loft space and with doors to;

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Bedroom 1
4.11m (13'6) x 2.67m (8'9)
With a double glazed window to the rear, radiator, deep double over stair wardrobe cupboard (4'10 x 2'9) with hanging rail, high level deep over stair and with a further folding door to a wardrobe area and dressing area.




Bedroom 2
4.8m (15'9) x 2.39m (7'10) (maximum)
With a double glazed windows to the front and rear, together with a wall mounted gas fired boiler, which provides central heating and domestic hot water. Radiator.

Bedroom 3/Study
3.3m (10'10) x 1.83m (6')
With a double glazed window to the front. Radiator.



Bathroom
2.44m (8') x 1.7m (5'7)
With white suite comprising corner bath with electric shower over, pedestal wash basin with mixer tap and low level WC. Tiled walls, wood laminate flooring, double glazed window and radiator.




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OUTSIDE:
At the front of the property there is a brick paviour path/yard area with a border of lavender and shrubs. At the rear of the property, there is a garden area which enjoys a south-westerly aspect and which is approximately 29' long by 16'5 wide. The rear garden area is part enclosed by a brick wall and part enclosed by close board fencing between concrete posts. There is a rear pedestrian side gate access. The rear garden area is part laid to paving stones and there are border featuring bracken and ferns behind natural stone work. The property also has a garden store.

The property has the benefit of an designated car parking space.



COUNCIL TAX BAND B
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, 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
From central Hereford, proceed south over Greyfriars Bridge and enter the A49. At the traffic lights, turn left into Holme Lacy Road, pass over the mini roundabout and continue to and take the left hand turn just before the railway bridge into Goodwin Way. Continue along Goodwin Way, turn right into Westbury Close and number 34 will be identified on the right hand side.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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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.

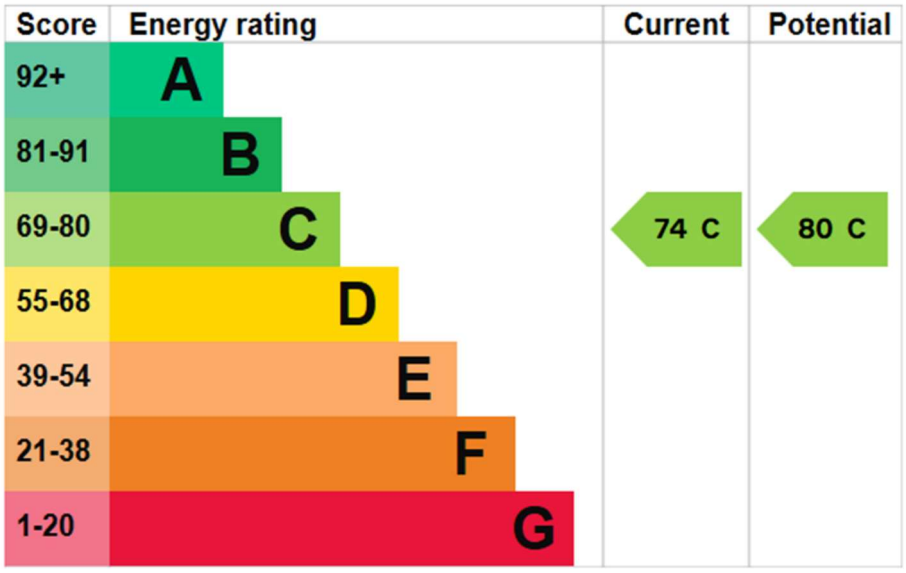
19th November 2026
ID43063

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 C.

See how to improve this property's energy efficiency.



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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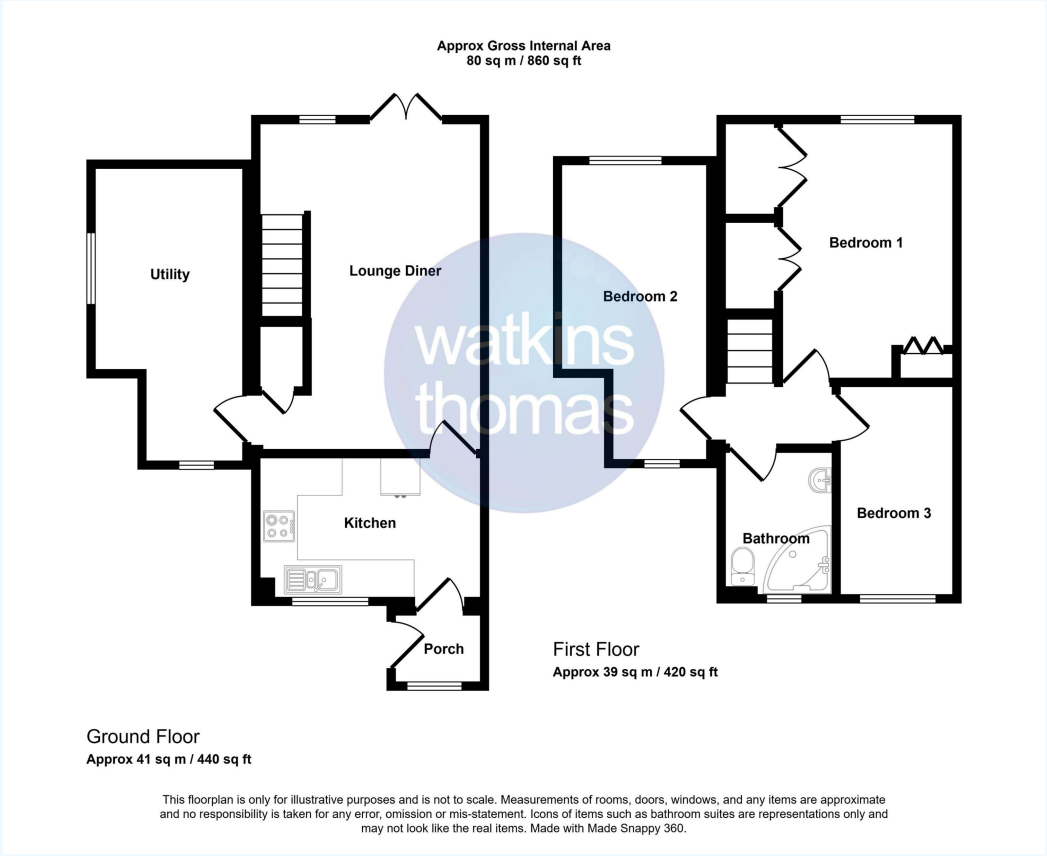
FLOOR PLAN

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.



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