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66 Withies Close, Withington, Hereford, HR1 3PS

'Situated to the north west of Hereford City a two bedroom end of terrace property with gas central heating, double glazing, upvc conservatory and enclosed front and rear gardens'

£185,000 (Freehold)

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LOCATION

The property is located in the popular village of Withington which lies to the north west of Hereford City. In the area are a range of amenities including local shop, church, village hall and chip shop. 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 two double bedroom end of terrace home with gas central heating, double glazing, upvc conservatory, enclosed front and rear gardens with accommodation comprising entrance porch, entrance hall, kitchen/dining room, sitting room, conservatory, first floor landing, bathroom, separate cloakroom and two double bedrooms. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With front aspect double glazed entrance door leading to the entrance porch with front and side aspect double glazed windows, laminated flooring and door to the entrance hall.

Entrance Hall

With stairs to the first floor, under-stairs storage cupboard, panelled radiator, cupboard with gas central heating boiler, further storage cupboard, door to the sitting room, cloakroom and kitchen/dining room.

Sitting Room

4.19m (13'9") x 3.15m (10'4")

With rear aspect double glazed window, panelled radiator, television aerial and coved ceiling.



Cloakroom

With low flush wc and wash hand basin with tiled splash back.

Kitchen/Dining Room

6.1m (20'0") x 2.26m (7'5")

With front and rear aspect double glazed windows. A range of units comprising stainless steel 1½ bowl sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over. Plumbing and space for washing machine, panelled radiator, space for dining table and tiled flooring.



Rear Porch

With large storage cupboard and door to the conservatory.

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Conservatory

3.1m (10'2) x 2.79m (9'2)

Of upvc construction with power and side aspect double glazed door to the garden.



ON THE FIRST FLOOR:

Landing

With panelled radiator, storage cupboard, airing cupboard housing the hot water tank, coved ceiling, doors to bedrooms, bathroom and separate wc.

Bedroom 1

4.19m (13'9) x 3.2m (10'6)

With rear aspect double glazed window, panelled radiator, coved ceiling and built-in wardrobe.

Bedroom 2

4.19m (13'9) x 2.57m (8'5)

With rear aspect double glazed window, panelled radiator, coved ceiling and built-in wardrobe.



Separate WC

With front aspect double glazed window, low flush wc and panelled radiator.

Bathroom

With front aspect double glazed window with suite comprising panel enclosed bath with electric shower over, pedestal mounted wash hand basin, access hatch to loft space and partially tiled wall surround.



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OUTSIDE:

To the front of the property is a lawned garden with storage shed and a side path gives access to the rear garden.

To the immediate rear of the property is a covered patio area leading to the main garden which is laid to lawn with various shrub borders and is enclosed by fencing to provide a degree of privacy. There is a useful GREENHOUSE. To the side of the property is a GARDEN SHED with doors to the front and rear.

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

Proceed out of Hereford along Aylestone Hill, proceed up and over Aylestone Hill and on reaching the roundabout take the third exit onto the A4103 Hereford to Worcester Road. Continue along the road and on reaching the village of Withington take the first turning on the left hand side into the village. Continue past the shop and turn right into Withies Close. Continue for approximately 100m where the property is located on the right 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.

27th August 2026

ID43015

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.

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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.

