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5 Wellbrook Close, Victoria Park, Hereford, HR1 1AN

A well proportioned semi detached two bedroom home, which is centrally heated and double glazed, located in a cul de sac just to the north of central Hereford.

£215,000 (Freehold)

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LOCATION

Wellbrook Close is located on the maturing Victoria Park development, which lies off College Road and to the north of central Hereford. The locality is served by local 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

5 Wellbrook Close is a well proportioned semi detached home, which has been the subject of a schedule of upgrading works, which have resulted in the provision of a comfortable home, which is both centrally heated and double glazed. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch

With a modern composite door with four double glazed panels to the;

Reception Lobby

1.09m (3'7") x 1.22m (4')

With stairway off, radiator and panel style door to;

Living Room

4.57m (15') x 3.3m (10'10") (14'1" maximum)

There is an additional double glazed bay window area to the front, with vertical blinds. Radiator, wood laminate flooring, coved ceiling and radiator. A pair of doors then open to;



Dining Room

2.77m (9'1") x 2.34m (7'8")

With a pair of double glazed french doors opening to and overlooking the rear garden. Coved ceiling, wood laminate flooring, radiator and with an arched opening and arched doorway through to the;



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Kitchen

2.77m (9'1) x 1.83m (6')

With a double glazed window to the rear and fitted base cupboards with working surface over, tiled surrounds and a range of eye level cabinets. Single drainer stainless steel sink unit, recess with plumbing for washing machine, fitted cooker with hob over and further appliance recess. Tiled floor.



ON THE FIRST FLOOR:

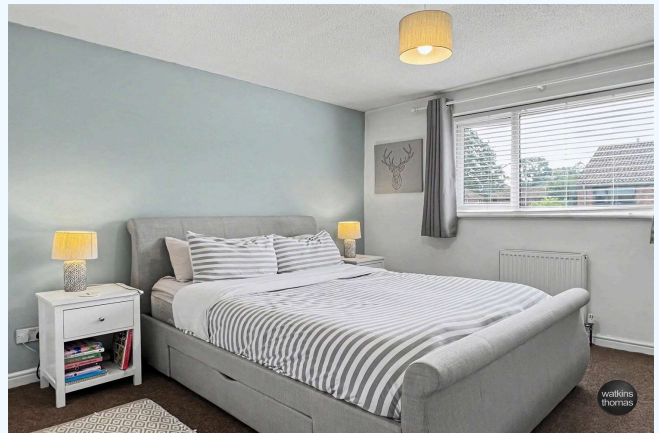
Landing

With a double glazed window to the side, access hatch to loft space, wall mounted thermostat and with doors to the bedrooms, bathroom and the boiler cupboard with slatted shelving and a wall mounted gas fired boiler, which provides central heating and domestic hot water.

Bedroom 1

3.45m (11'4) x 3.35m (11')

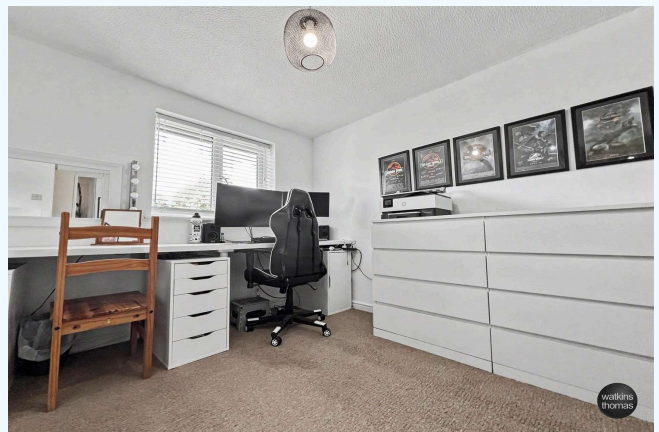
With a double glazed window to the front with blind. Radiator and a pair of double doors to a 4'2 by 3' deep over stair wardrobe cupboard with shelving.



Bedroom 2

3.96m (13') x 2.79m (9'2)

With a double glazed window with blinds to the rear. Radiator.



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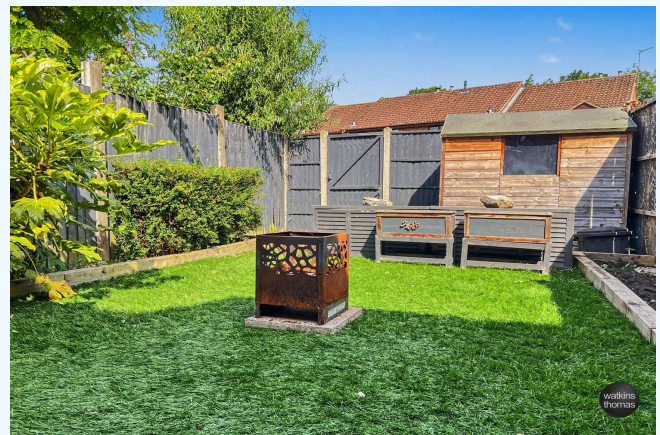
Bathroom

2.29m (7'6) x 1.47m (4'10)

With part tiled walls and white suite comprising bath with an electric shower over, pedestal wash basin with mixer tap and low level WC. Double glazed window and radiator.



OUTSIDE:



Garden

The front garden is set behind a mature laurel hedge and is slate chipped. A pathway leads to the front door. At the rear of the property there is a decked seating area and an area of imitation grass between raised borders. At the lower end of the garden there is a garden shed. Boundaries are formed with timber panels between concrete posts. A gate in the rear boundary opens to the;

Allocated Car Parking Space

COUNCIL TAX BAND C

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 along Commercial Road, over the railway bridge and turn left into Barrs Court Road. Continue for the length of Barrs Court Road and take the exit onto College Road, proceed up and over the traffic lights and then turn right into Field Grove View. At the junction, turn left into Wessington Drive and continue to and take the left hand turn into Wellbrook Close, where number 5 will be identified by the agent's for sale board.

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.

9th July 2026

ID43305

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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 D. 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		86 B
69-80	C		
55-68	D	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.

