



## 24 GOODWIN WAY

LOWER BULLINGHAM, HEREFORD HR2 6RA

£195,000  
FREEHOLD

This modern end terraced house is pleasantly located in a popular residential area, about a 1 ½ miles south of the cathedral city of Hereford. Constructed in the 1980s, the property has a substantial 2 storey extension, replacement double glazing, gas central heating and excellent family accommodation with excellent off-road parking and a good size rear garden.



# 24 GOODWIN WAY

- End terrace house
- 2 storey extension
- Popular residential area
- 2-3 bedrooms
- Gas central heating & double glazing
- Off road parking & garden

## Entrance porch

With meter boxes and door to the

## Kitchen

Fitted with base and wall mounted units, work surfaces with tiled splashbacks, sink, electric oven, 4 ring gas hob with extractor hood over, radiator, electric fuse board and window to front.

## Living Room

With radiator, staircase to the first floor, patio doors to the rear garden and an archway to the

## Inner Hall

With door to the

## Cloakroom

With WC and wash hand basin.

## Study

With radiator, wall mounted gas fired central heated boiler and window to the front.

## First Floor Landing

With a storage cupboard and doors to

## Bedroom 1

With a radiator and window to the front.

## Bedroom 2

With radiator and a window to the front.

## Bedroom 3

With radiator and a window to the rear.

## Bathroom

Fitted with a white suite comprising a bath with mixer

tap and shower attachment, wash hand basin, WC, radiator, access hatch to the roof space and window to the front.

## Outside

To the front of the property there is a driveway, a further gravelled parking space and a range of ornamental shrubs.

The rear garden is enclosed by fencing, has a paved patio area, lawn, a range of shrubs and a pedestrian access gate.

## Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

## Outgoings

Water and drainage rates are payable.

## Directions

What3Words///sandpaper.framework.producers

From Hereford proceed initially towards Ross-on-Wye on the A49, at the crossroads by St Martin's Church turn left into Holme Lacy Road. Continue past the Co-Op store and, just before the railway bridge, turn left into Goodwin Way. The property is located on the right hand side, as indicated by the agents for sale board.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours



Monday - Friday 9.00 am - 5.30 pm

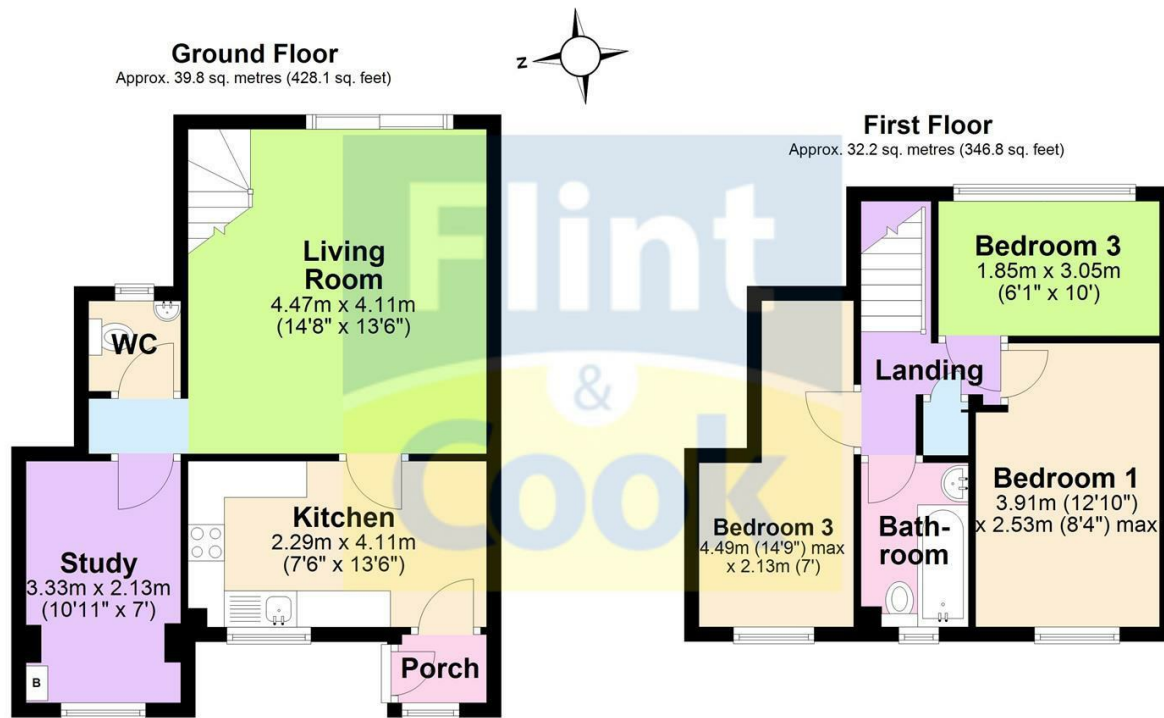
Saturday 9.00 am - 1.00 pm

**Money Laundering Regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

**24 GOODWIN WAY**





Total area: approx. 72.0 sq. metres (774.8 sq. feet)

**EPC Rating: C Hereford Council Tax Band: A**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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