



1 Golden Lion Close, Hereford, HR4 9NB



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Hereford  
HR4 9NB**

Summary of Features

- No onward chain
- End terraced property
- 2 bedrooms
- Driveway parking and private rear garden
- Close to local amenities and city centre
- Gas heating and double glazing

**Asking Price £190,000**

Located in the popular area of Golden Lion Close, Hereford, this end-terrace house offers a good balance of comfort and convenience. With two well-proportioned reception rooms, the property provides plenty of space for both relaxing and entertaining. The two bedrooms are inviting and offer a comfortable retreat, making it well suited to couples or small families. A notable feature of the property is the side access leading to the rear garden, offering a useful outdoor space for gardening, play, or simply enjoying the fresh air. In addition, the driveway to the front provides parking for one vehicle, adding everyday practicality in this well-connected location. Conveniently situated close to the city centre, the property benefits from easy access to a range of local amenities, including shops, restaurants, and recreational facilities. This location ensures you are within easy reach of everything Hereford has to offer.

**Location**

Set within a desirable residential setting, Golden Lion Close enjoys an attractive position on the fringes of Hereford. This quiet cul-de-sac is well suited to families and professionals alike, offering a strong sense of community while remaining conveniently close to the city's amenities. Residents benefit from easy access to Hereford's vibrant centre, where a variety of independent shops, supermarkets, cafés, and restaurants can be found, alongside well-regarded schools and leisure facilities. The area is also ideally placed for transport links, with Hereford railway station providing direct connections to Birmingham, Cardiff, and London.

**Accommodation**

In brief the accommodation comprises:

**Entrance hall**

The entrance hall provides a welcoming first impression, offering access to the principal ground floor rooms. A staircase rises to the first floor, with useful potential for understairs storage.

**Kitchen**

The modern kitchen is fitted with a range of matching wall and base units, complemented by a stainless steel sink and a freestanding oven. There is space and plumbing for a washing machine, along with additional room for freestanding appliances. A gas boiler is also neatly mounted on the wall.

**Living room**

The welcoming living room provides ample space for comfortable lounge furnishings and benefits from sliding doors leading through to the conservatory, allowing for a seamless flow of natural light and additional living space.

**Conservatory**

The conservatory provides a versatile additional living space, ideal for use as a dining area, children's playroom, or hobby space, with pleasant views over the garden.

**First floor**

**Bedroom one**

Bedroom one is a well-proportioned double room, benefiting from fitted wardrobe space and offering a comfortable and practical layout.

**Bedroom two**

Bedroom two is a small double room, featuring a useful walk-in cupboard providing excellent additional storage space.

**Bathroom**

Fitted with a three piece suite to include, wash hand basin, low level WC and bath with shower over.

**Outside**

The garden offers a true blank canvas, predominantly laid to lawn and providing excellent scope for landscaping or personalisation. Immediately to the rear of the property is a small patio area, ideal for outdoor seating or entertaining. Side access connects the rear garden to the front of the property, adding further convenience and practicality. To the front, the property also benefits from driveway parking for one car.

**Services**

Mains gas, electric, water and drainage are connected to the property.

**Tenure**

Freehold

**Council tax**

Herefordshire council tax band - B

**Directions**

Leave Hereford city centre travelling north along Edgar Street A49, taking the first exit at Newtown roundabout (continue along the A49). Pass Widemarsh Common on the left hand side and take the left turn at the mini roundabout into Priory Place which leads into Grandstand Road. Follow the road for 0.4 mile and take a right turn into Golden Lion Close. The property can be found immediately on your left hand-side.

**Anti-money laundering**

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.









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**Ground Floor**



**First Floor**



Total area: approx. 58.7 sq. metres (631.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.