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5 Whitehorse Court, Whitecross, Hereford, HR4 0ER

'Privately set away from Whitehorse Street a refurbished, two bedroom ground floor flat with central heating and double glazing'

£157,500 (Leasehold)

5 Whitehorse Court, Whitecross, Hereford, HR4 0ER

LOCATION

Whitehorse Court is located off Whitehorse Street. Number 5 is set away from Whitehorse Street itself. The property occupies a quiet position and is set within the well served, popular and established Whitecross residential area about a mile west of the City Centre. 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 Whitehorse Court occupies the ground floor position in a block of just two flats and is a well proportioned and established home which is both centrally heated and double glazed. A schedule of recent upgrading works have included re-carpeting and re-decoration. The property has the benefit of a private entrance door, sitting room, kitchen/breakfast room, two good bedrooms and a bathroom. There is also allocated parking and a exclusive garden area. In more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

Entrance Porch

With outside light and door with glazed upper panel to:

The Reception Hall

5.33m (17'6) x .89m (2'11)

With wood grain effect flooring, radiator and doors to the bathroom, bedrooms, kitchen and:

Living Room

4.19m (13'9) x 3.96m (13')

With a double glazed window to the side, radiator and recently decorated and re-carpeted.



The Kitchen/Breakfast Room

3.56m (11'8) x 2.79m (9'2)

With a double glazed window overlooking the allocated garden area. Fitted with base cupboard and drawer units with roll edged working surface over, tiled surrounds and a double eye level cabinet. Single drainer stainless steel sink unit with mixer tap, plumbing for washing machine and with space for cooker. Space for further appliances, radiator, wood grain effect flooring and with a wall mounted gas fired combination boiler providing central heating and domestic hot water.

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Bedroom 1

4.39m (14'5) x 3.05m (10')

With a double glazed window to the front, radiator and with a deep store cupboard (3'6 x 3'2) with hanging rail and shelf.

Bedroom 2

3.86m (12'8) x 2.97m (9'9)

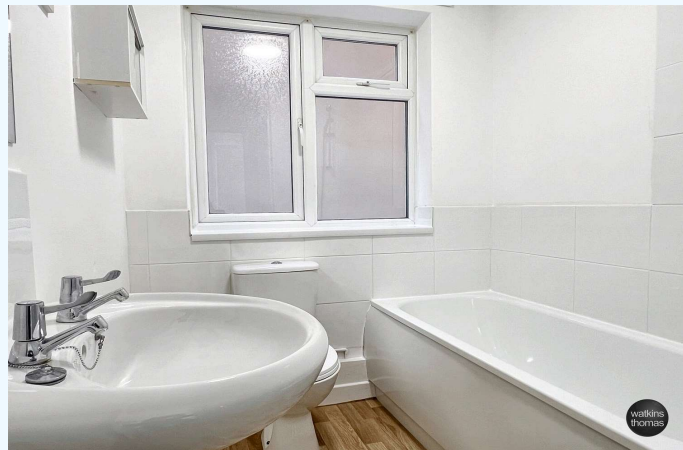
With a double glazed window to the front and radiator.



Bathroom

1.73m (5'8) x 1.65m (5'5) (9'1 maximum into door)

With white suite comprising steel bath with shower attachments to taps, pedestal wash basin with tiled course over and low level wc. Double glazed window, radiator, wood grain effect flooring and with a LINEN/STORAGE CUPBOARD.



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OUTSIDE:

The property has the benefit of an allocated parking space and there is also a private garden area which is approximately 31' x 17' in which there is a garden store and patio area.



Agents Note

It is understood that a neighbouring property has a right of way across a pathway to maintain their property.

TENURE

The property has the benefit of an extended lease with approximately 144 years unexpired.

SERVICE CHARGE & GROUND RENT

The ground rent is on a peppercorn.

It is understood that the property is individually insured.

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.

COUNCIL TAX BAND A

Payable to Herefordshire Council

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.

DIRECTIONAL NOTE

From central Hereford proceed west along Eign Street and enter Whitecross Road. Take the left hand turning into Whitehorse Street and Whitehorse Court will be found on the right hand side with Number 5 is set to the rear of this small development.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.guildproperty.co.uk or www.onthemarket.com.

12th August 2024

ID34661

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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 C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	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.

