



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



20 White Horse Street, Whitecross, Hereford, HR4 0EP

'An appealing and distinctive period house which offers beautifully presented, extended accommodation to include a large kitchen area with extension overlooking the rear garden'

£335,000 (Freehold)

Residential Sales and Lettings

20 White Horse Street, Whitecross, Hereford, HR4 0EP

LOCATION

White Horse Street is an established residential address located in the Whitecross district which lies to the west of central Hereford. The locality is made up of a mix of houses from various periods, predominantly of the Victorian era. In the locality there are a range of neighbourhood amenities including shops, a public house, church and educational establishments. 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

20 White Horse Street is a distinctive period house which has been the subject of an extensive schedule of refitting and upgrading works. On the ground floor there are exposed floor boards and the accommodation includes hall, sitting room, a well appointed kitchen area with cloakroom off and there is an opening to a second living room with wood burning stove. Doors open to and overlook the established westerly facing rear gardens. On the first floor there is a landing, three bedrooms and a well appointed shower room. In more detail this attractively presented home with gas fired central heating and double glazing includes:

ON THE GROUND FLOOR:

Entrance Porch

With door to:

The Reception Hall

4.29m (14'1) x 1.68m (5'6)

With stairway with wooden hand rail to the first floor, vertical contemporary radiator, exposed floor boards, door to understair storage cupboard and with doors to the kitchen and the:

Sitting Room

3.35m (11'0) x 3.91m (12'10) (14'4 into bay)

With a double glazed bay window to the front with shutters. Contemporary style radiator, book shelving, floating mantel and wood burning stove with tiled hearth together with exposed floor boards.



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The Splendid Open Plan Kitchen/Living Room

5.18m (17'0) x 7.01m (23') (maximum)

Which in parts comprises:



Kitchen Area

5.11m (16'9) x 4.09m (13'5)

A beautifully appointed space with a double glazed window to the side and an extensive range of fitted base cupboard and drawer units part with wood block and part marble surfaces over with matching upstands and a cooking island with cupboards below. Eye level cabinets including glass fronted units with lighting, four ring gas hob with cooker hood over with 1½ bowl sink unit with drainer and mixer tap with matching upstand. Built-in dishwasher, double electric oven, sunken ceiling lights and space for upright fridge freezer together with a tall pull out pantry unit and a pair of cupboards open to the recess with plumbing for washing machine. Door to a boiler cupboard with wall mounted gas fired boiler providing central heating and domestic hot water and door to the cloakroom. Throughout the whole area there are exposed wooden floor boards and there is a 7'7 wide opening to the:



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Family/Garden Room

4.88m (16'0) x 2.64m (8'8)

With a pair of French doors with adjacent windows and a further window opening to and overlooking the rear garden, two velux roof lights, exposed ceiling timbers and to one corner is a wood burning stove with stainless steel flu over, glass hearth and feature surrounds. Ladder type radiator and exposed ceiling timbers.



Cloakroom

1.22m (4'0) x .71m (2'4)

Having wash basin with mixer tap and tiled surround together with low level dual flush wc. Radiator and extractor unit.

ON THE FIRST FLOOR:

Landing

With a double glazed window to the side, access hatch to loft space and with modern oak doors to the shower room and to the:

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Bedroom 1

3.18m (10'5) x 3.96m (13') (15'2 into bay)

With a double glazed bay window to the front with shutters, contemporary style radiator, view along Baysham Street and with exposed floor boards.



Bedroom 2

4.11m (13'6) x 3.18m (10'5)

With a double glazed window overlooking the rear garden, contemporary style radiator and exposed floor boards.

Bedroom 3

2.51m (8'3) x 1.85m (6'1)

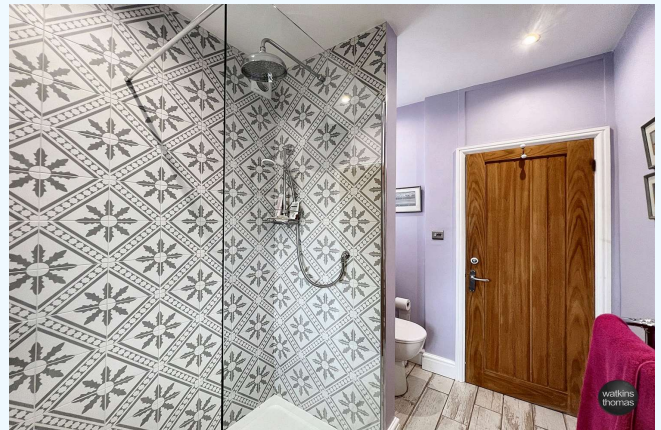
With a double glazed window to the front with shutters. Contemporary style radiator and exposed floor boards.



The Shower Room

2.62m (8'7) x 1.83m (6')

With feature tiling to walls and a 5'6 wide shower cubicle with screen and twin headed thermostatically controlled shower, extractor unit, sunken ceiling lights and with a wash basin with cupboards below, adjacent fitted surfaces and tiled surrounds with light unit over and low level wc. Double glazed windows to two aspects and wood grain effect flooring together with a ladder radiator.



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OUTSIDE:

At the front of the property there is a brick wall with wrought ironwork over and a gate opens to a brick pavior hard standing area. At the front of the house there are planted shrubs and there is a pathway at the side which provides a side means of access with outside tap.

Across the rear of the property there is a paved patio area and a meandering pathway leads through the garden which to one side is laid to a shaped lawn and to the other with a deep bed of shrubs. There are three raised vegetable areas and boundaries are formed with a mix of timber fencing and old brick walling. To the far end of the garden there are young fruit trees and a potting shed.



Parking

There is on street parking outside the property and in the locality.



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.

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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 west into Eign Street and at the traffic lights proceed into Whitecross Road. Continue along Whitecross Road and White Horse Street will be identified on the left hand side. Number 20 will be found on the right.

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.

12th October 2024

ID39218

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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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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.

