



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



68a Stanhope Street, Whitecross, Hereford, HR4 0HB

'Situated to the north of Hereford City in the popular Whitecross district a well presented, three bedroom semi detached family home with gas central heating, double glazing, off road parking, garage and a good size enclosed rear garden'

£390,000 (Freehold)

68a Stanhope Street, Whitecross, Hereford, HR4 0HB

LOCATION

The property is located to the north west of Hereford City in the popular residential district of Whitecross. In the area are a range of 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

The subject property is a good size three bedroom semi detached family home with off road parking, garage and good size enclosed rear garden. The property has the benefit of gas central heating and double glazing and comprises entrance hall, inner hall, cloakroom, dining room, sitting room, kitchen, conservatory, garage, utility, first floor landing with access to bedroom 1, bedroom 2 with dressing room/study off, family bathroom, second floor landing with access to bedroom 3. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Front aspect double glazed panelled entrance door leads to the entrance hall with tiled floor and glazed door to the inner hallway.

Inner Hallway

With panelled radiator, doors to the dining room and cloakroom.

Cloakroom

With rear aspect double glazed window, low flush wc, wash hand basin with tiled splash backs, extractor fan and wall mounted Dimplex heater.

Dining Room

4.67m (15'4) (maximum) x 4.45m (14'7) (maximum)

With rear aspect double glazed French doors giving access to the garden, cupboard housing the Worcester gas central heating boiler, panelled radiator, exposed floor boards and tiled section by the entrance door, stairs to the first floor, glazed door to the kitchen and door to the sitting room.



68a Stanhope Street, Whitecross, Hereford, HR4 0HB

Sitting Room

4.52m (14'10) (plus bay) x 4.17m (13'8) (maximum)

With front aspect double glazed sash bay window, panelled radiator, two wall lights, picture rail, exposed floor boards, panelled radiator and wood burning stove.



Kitchen

6.07m (19'11) x 2.51m (8'3)

With two side aspect double glazed windows, a range of units comprising 1½ bowl sink drainer unit with work surface, splash back, space for range cooker, space for American style fridge freezer, base units under with matching wall units, tiled flooring, double glazed French doors to the conservatory and door to the garage.



Utility Room

5.13m (16'10) x 2.16m (7'1)

With door from the garage and door from the kitchen and having rear aspect double glazed window, work surface with sink, base units under, larder units, plumbing and space for washing machine, space for tumble dryer, space for upright fridge freezer, tiled flooring and side aspect double glazed door giving access to the side garden.

68a Stanhope Street, Whitecross, Hereford, HR4 0HB

Conservatory

3.71m (12'2) x 2.44m (8'0)

Of Upvc construction with double glazed windows, side aspect double glazed French doors to the garden and wall mounted electric heater.



ON THE FIRST FLOOR:

Landing

With two side aspect double glazed windows, stairs to first floor, doors to bedrooms and bathroom.

Bedroom 1

4.57m (15'0) (plus bay) x 4.19m (13'9) (maximum)

With front aspect double glazed sash bay window, feature panelled radiator and exposed floor boards.



Bedroom 2

3.66m (12'0) x 2.46m (8'1)

With two side aspect double glazed windows, panelled radiator and door to STUDY/DRESSING ROOM (8'1 x 7'7) with rear aspect double glazed window and panelled radiator.



68a Stanhope Street, Whitecross, Hereford, HR4 0HB

Bathroom

2.92m (9'7") x 2.77m (9'1")

With rear aspect double glazed sash window, roll top bath with mixer tap and shower attachment, shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, feature radiator, wall light, storage cupboard and vinyl flooring.



ON THE SECOND FLOOR:

Landing

With side aspect double glazed window, eaves storage area, door to bedroom 3 and reduced head height to one section of the room.

Bedroom 3

4.24m (13'11") (maximum) x 3m (9'10")

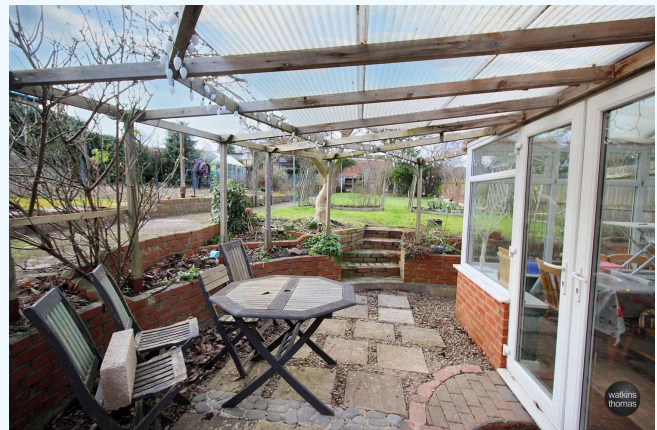
With side aspect double glazed window, front aspect double glazed dormer window, panelled radiator, eaves storage cupboard and reduced head height to one section of the room.



OUTSIDE:

To the front of the property is a gravel parking area giving access to the GARAGE (18'4 x 17'11") with folding doors to the front, power, lighting, door to the kitchen and door to utility room.

To the side of the property is a raised lawn area with storage shed and a gate gives access to the rear garden. A patio has steps leading to the main garden which is laid to lawn. There are various shrub borders and to the rear of the garden is a useful storage shed. The garden is enclosed by fencing and hedging to provide a degree of privacy.



68a Stanhope Street, Whitecross, Hereford, HR4 0HB



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.

Agents Note

The property has a flying freehold.

Agents Note

There is a right of way path that the neighbour can use four times a year with 48 hours notice.

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 Barton Road running into Breinton Road and follow through into Westfaling Street and turn right into Stanhope Street where the property is located on the left hand side.

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 or www.onthemarket.com.

3rd December 2025

ID34052

68a Stanhope Street, Whitecross, Hereford, HR4 0HB

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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 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.

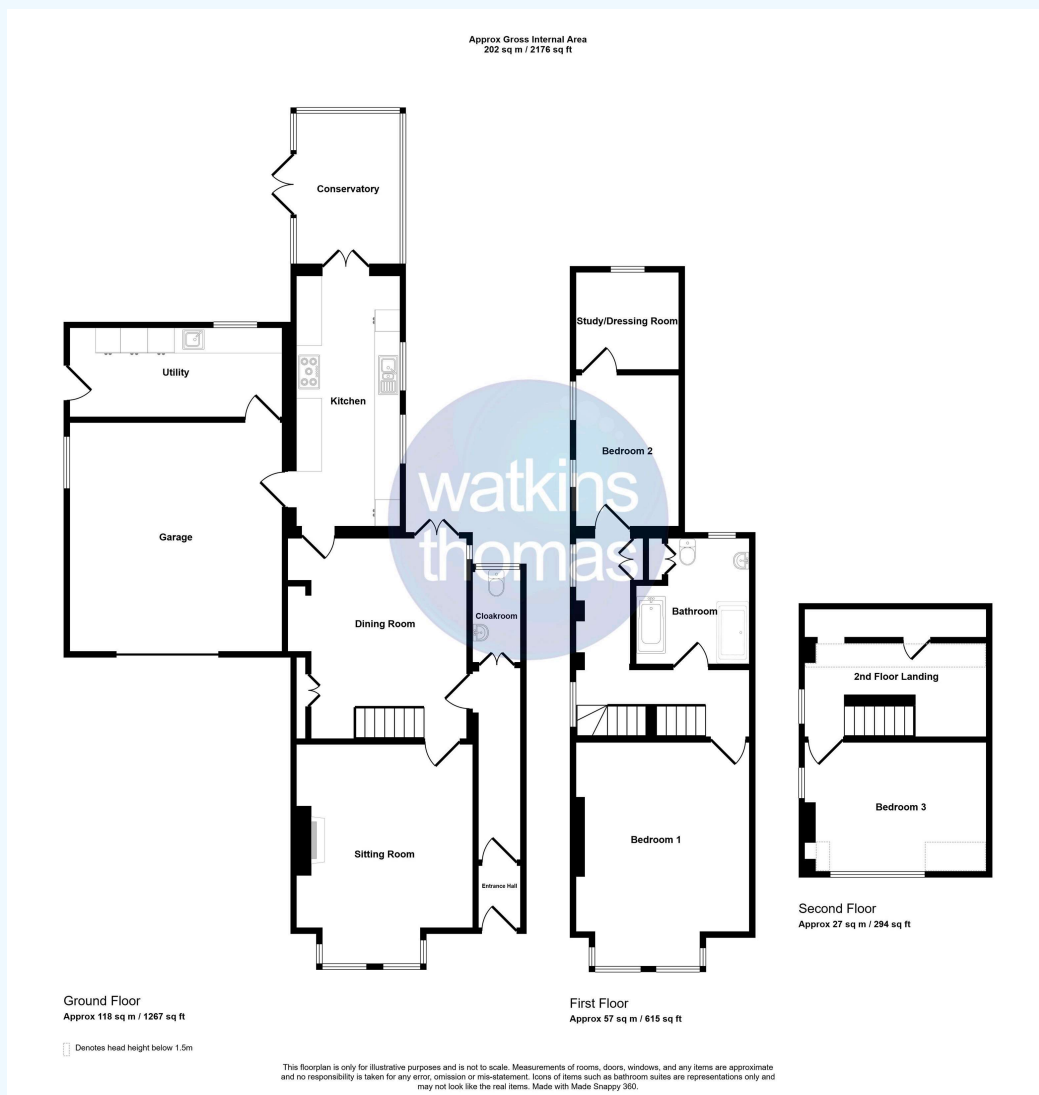
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

68a Stanhope Street, Whitecross, Hereford, HR4 0HB

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.



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.