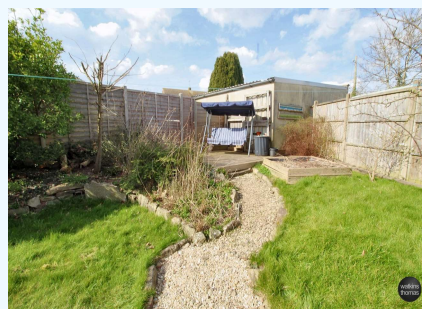




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



22 Barrie Road, Whitecross, Hereford, HR4 0QQ

'Situated to the north of Hereford City a well presented, three bedroom, end of terrace home with gas central heating, double glazing and enclosed gardens'

£235,000 (Freehold)

Residential Sales and Lettings

22 Barrie Road, Whitecross, Hereford, HR4 0QQ

LOCATION

The property is located to the north of Hereford City in the popular Whitecross district. 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 well presented, three bedroom, end of terrace home with the added benefit of gas central heating, double glazing and enclosed gardens. The property comprises recessed oak framed entrance porch, entrance hall, sitting/dining room, kitchen, utility area, first floor landing with access to three bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Oak Framed Recessed Entrance Porch

With tiled flooring and double glazed door giving access to the entrance hall.

Entrance Hall

With front aspect double glazed window, panelled radiator, stairs to the first floor, under-stairs storage cupboard, telephone point, smoke alarm, tiled flooring and door to the kitchen and sitting/dining room.

Sitting Room/Dining Room

5.51m (18'1) x 3.43m (11'3)

With wooden flooring, coved ceiling, television point, panelled radiator, space for dining table and rear access double glazed patio door giving access to the rear garden.



22 Barrie Road, Whitecross, Hereford, HR4 0QQ



Kitchen

3.86m (12'8) x 2.21m (7'3)

With two front aspect double glazed windows, a range of units comprising 1½ stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric double oven, gas hob with cooker hood over, space for washing machine, tiled flooring and access to the utility area.



Utility Area

1.57m (5'2) x 1.22m (4'0)

With space for upright fridge freezer, tiled flooring and access to STORAGE AREA (5'8 x 3'2) with storage cupboard housing the gas central heating boiler with sliding mirror doors, tiled flooring and double glazed door giving access to the rear garden.



22 Barrie Road, Whitecross, Hereford, HR4 0QQ

ON THE FIRST FLOOR:

Landing

With front aspect double glazed window, access hatch to loft space, smoke alarm and doors to bedrooms and bathroom.

Bedroom 1

3.51m (11'6) x 3.48m (11'5)

With rear aspect double glazed window, panelled radiator and airing cupboard with further panelled radiator.

Bedroom 2

3.02m (9'11) x 2.34m (7'8) (plus door recess)

With rear aspect double glazed window, panelled radiator and built-in wardrobe with sliding doors.



Bedroom 3

3.02m (9'11) x 2.11m (6'11)

With front aspect double glazed window and panelled radiator.

Bathroom

1.85m (6'1) x 1.83m (6')

With front aspect double glazed window. Suite comprising panel enclosed bath with electric shower over, glass shower screen, low flush wc, vanity wash hand basin, heated towel rail, partially tiled wall surround, inset spot lights, extractor fan and laminated flooring.



22 Barrie Road, Whitecross, Hereford, HR4 0QQ

OUTSIDE:

To the front of the property is a gravel area with shrub borders and a path leading to the entrance door which continues to the side access gate. The front garden is enclosed by fencing and hedging to provide a degree of privacy and also has the added benefit of an outside tap and light.

The side gate gives access to the side and rear garden where there is a gravel area with storage shed leading to the main garden to the rear with a gravel and slab patio with steps leading to the main garden which is laid to lawn with various shrub borders. There is an ornamental pond and a further gravel path leading to a raised decked seating area. The garden is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND B

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.

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

Proceed out of Hereford along Whitecross Road. On reaching the roundabout take the first exit onto Wordsworth Road. Continue to the top of Wordsworth Road and at the roundabout take the third exit onto Westfaling Street. Continue along Westfaling Street taking the second turning on the right hand side into Barrie Road where the property is located on the left hand side as indicated by the agents for sale board.

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.

24th March 2025

ID40254

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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		86 B
69-80	C	72 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

22 Barrie Road, Whitecross, Hereford, HR4 0QQ

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.



Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.