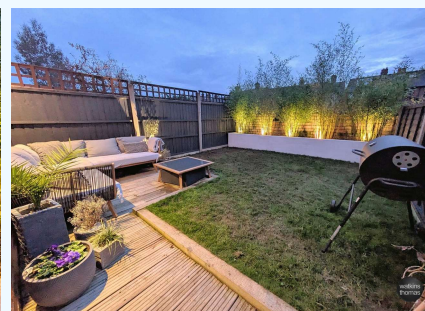
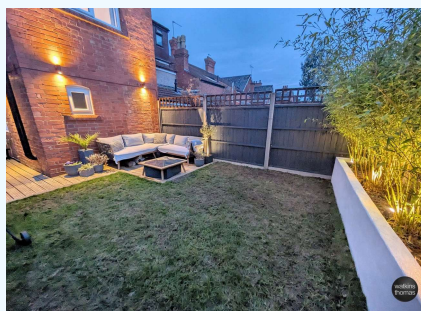




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98 Baysham Street, Whitecross, Hereford, HR4 0EU

'Situated to the north of Hereford in the popular Whitecross district a well presented three/four bedroom terraced home with gas central heating, double glazing (where specified), converted cellar to regulations and enclosed rear garden'

£297,500 (Freehold)

Residential Sales and Lettings

98 Baysham Street, Whitecross, Hereford, HR4 0EU

LOCATION

The property is located in the popular Whitecross district which is located to the north of Hereford. 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/four bedroom mid terraced home with gas central heating, double glazing (where specified), enclosed rear garden and having accommodation comprising entrance hall, sitting room, dining room, kitchen, cloakroom, converted cellar to building regulations, first floor landing with access to three bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Front aspect double glazed panelled entrance door leading to the entrance hall with laminated flooring, panelled radiator, inset spot lights, door to the sitting room, dining room, stairs to the first floor and door leading to the cellar conversion.

Sitting Room

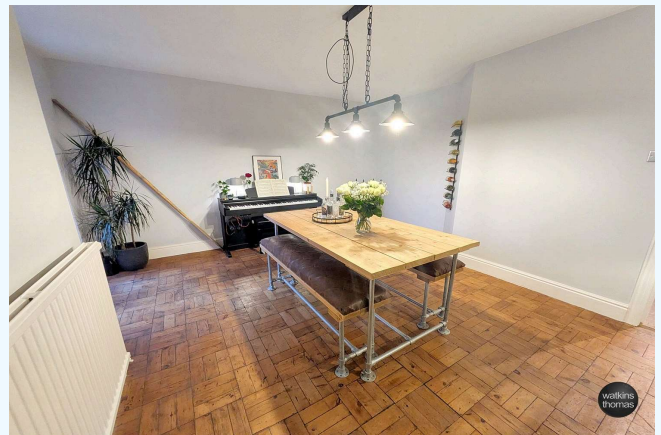
3.3m (10'10) (plus bay) x 3.25m (10'8) (irregular shaped room)
With front aspect single glazed sash window and panelled radiator.



Dining Room

4.32m (14'2) x 4.09m (13'5) (maximum)

With parquet flooring, panelled radiator, double glazed French doors leading to the rear garden and access to the kitchen.



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Kitchen

3.66m (12'0) x 2.51m (8'3)

With side aspect double glazed window, a range of units comprising 1½ bowl stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric double oven, electric hob with cooker hood over, plumbing and space for washing machine, space for dishwasher, space for upright fridge freezer, panelled radiator, laminated flooring and door to the cloakroom.



Cloakroom

With rear aspect double glazed window, low flush wc, wash hand basin with tiled splash backs, inset spot lights and tiled flooring.



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ON THE LOWER GROUND FLOOR:

Converted Cellar/Bedroom 4 (to building regulations)

3.94m (12'11) (maximum) x 3.45m (11'4)

The cellar was converted to building regulations in 2017 and has front aspect double glazed, panelled radiator, smoke alarm, inset spot lights and under-stairs storage cupboard.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, exposed floor boards, doors to bedrooms and bathroom.

Bedroom 1

4.32m (14'2) x 2.87m (9'5)

With front aspect double glazed window, built-in wardrobe with sliding doors, exposed floor boards, wood panelling to rail on one wall and panelled radiator.

Bedroom 2

3.68m (12'1) x 3.35m (11') (maximum)

With rear aspect double glazed window, panelled radiator, laminated flooring and built-in double wardrobe.



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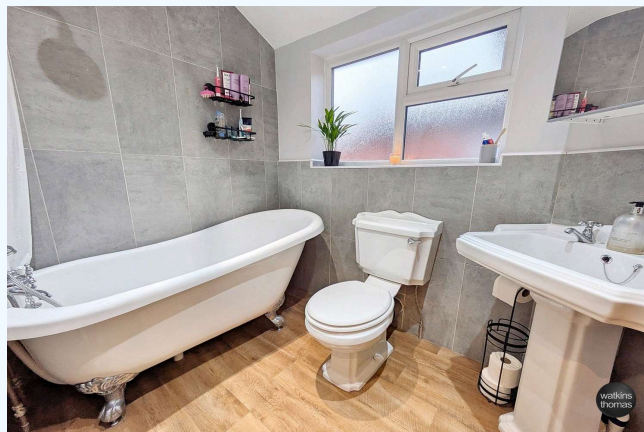
Bedroom 3

2.54m (8'4) x 2.34m (7'8) (plus door recess)

With rear aspect double glazed window, cupboard housing the gas central heating boiler and panelled radiator.

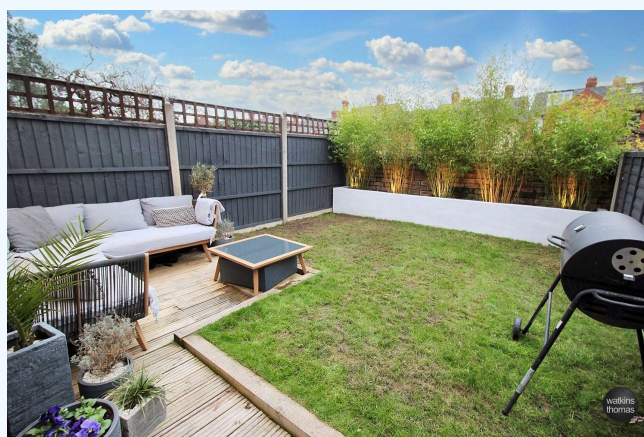
Bathroom

With side aspect double glazed window with suite comprising roll top bath with thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, inset spot lights, heated towel rail, extractor fan and vinyl flooring.



OUTSIDE:

To the front of the property is a courtyard garden with slate border and path leading to the front door and is enclosed by walling and metal railings. To the immediate rear of the property is a decked patio area leading to the main garden which is laid to lawn. There is a raised border and the garden is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND C

Payable to Herefordshire Council

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 taking the left hand turning into Whitehorse Street. Take the first left into Baysham Street and the property is located on the right 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.

98 Baysham Street, Whitecross, Hereford, HR4 0EU

21st March 2025
ID39330

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.

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.

