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

'Situated to the north of Hereford City, a four bedroom, three storey town house providing fantastic family accommodation, gas central heating, double glazing where specified and enclosed rear garden - Double garage nearby available under separate negotiation'

£325,000 (Freehold)

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LOCATION

The property is located in the popular Whitecross district which lies to the north of Hereford City. 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 four bedroom, three storey town house, providing fantastic family accommodation with the added benefit of gas central heating, double glazing where specified and enclosed rear garden. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Feature glazed panelled entrance door leading to the entrance hall with coved ceiling, feature arch, stairs to first floor, door to the cellar, panelled radiator and door to the sitting room.

Sitting Room

3.99m (13'1) (maximum into the bay) x 3.15m (10'4) (maximum)

With front aspect double glazed window, panelled radiator, feature coved ceiling, ceiling rose, gas fire with decorative surround and tiled hearth.

Dining Room

4.24m (13'11) x 3.84m (12'7) (plus recess)

With rear aspect double glazed door giving access to the garden, under-stairs storage cupboard, gas fire with decorative surround, panelled radiator and glazed door to the utility area.



Utility Area

2.79m (9'2) x 1.42m (4'8) (plus recess)

With side aspect double glazed door, space for fridge and freezer, wall mounted units, plumbing and space for washing machine, vinyl flooring, door to the kitchen and door to the cloakroom.

Cloakroom

With side aspect double glazed window with low flush wc, pedestal mounted wash hand basin with tiled splash backs, wall mounted gas central heating boiler and vinyl flooring.

Kitchen

2.67m (8'9) x 2.39m (7'10)

With rear and side aspect double glazed windows, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for dishwasher, integrated electric oven and gas hob, vinyl flooring and door to the conservatory.

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Conservatory

2.77m (9'1) x 2.62m (8'7)

Of Upvc construction with double glazed windows, side and rear aspect double glazed, tilt and slide doors and vinyl flooring.



ON THE LOWER GROUND FLOOR:

Cellar

4.11m (13'6) (maximum) x 3.35m (11'0) (plus recess)

With front aspect double glazed door, panelled radiator, inset spot lights and cupboard housing the gas and electric meters.

ON THE FIRST FLOOR:

Landing

With panelled radiator, airing cupboard housing the immersion tank, stairs to the second floor, door to bedroom 1, 2 and shower room.

Bedroom 1

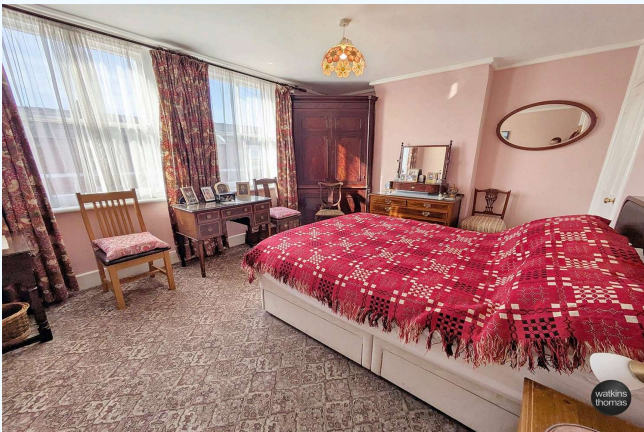
4.24m (13'11) (maximum) x 3.51m (11'6)

With two front aspect single glazed sash windows, storage cupboard and panelled radiator.

Bedroom 2

3.89m (12'9) x 2.69m (8'10)

With rear aspect double glazed sash window, panelled radiator and wardrobe with hanging rail and shelf.



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Shower Room

With rear aspect double glazed window, double shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, panelled radiator and partially tiled wall surround.



ON THE SECOND FLOOR:

Landing

With rear aspect sky light, doors to the shower room and bedrooms. Having pull down ladder to loft storage space.

Shower Room

With shower cubicle, electric shower and partially tiled wall surround.

Bedroom 3

3.96m (13'0) (reduced head height to one section of the room) x 3.81m (12'6)

With rear aspect double glazed sash window with a view across Hereford City, two built-in wardrobes with hanging rail and shelf with one wardrobe having a cupboard over and panelled radiator.



Bedroom 4

4.24m (13'11) (reduced head height to one section of the room) x 3.51m (11'6)

With front aspect single glazed sash window and panelled radiator.



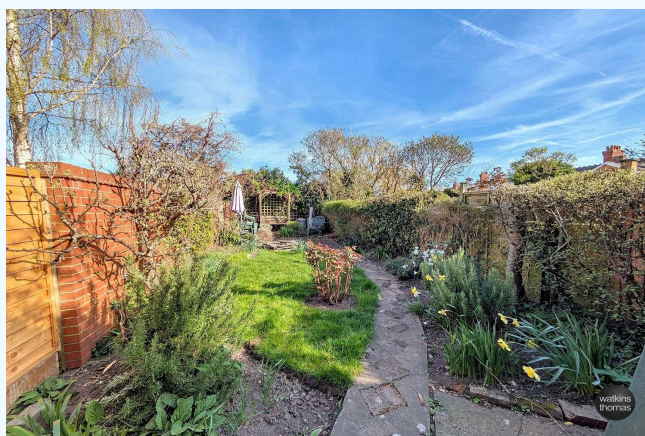
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OUTSIDE:

To the front of the property is a courtyard garden with path leading to the front door.

To the immediate rear of the property the garden has been landscaped with various mature trees and shrub borders with path leading to the rear of the garden where there is a lawned garden with various shrub borders. The garden is enclosed by fencing to provide a degree of privacy.

NB - A DOUBLE GARAGE IS AVAILABLE NEARBY UNDER SEPARATE NEGOTIATION



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

Please note the property has the benefit of solar panels which are owned.

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 out of Hereford along Whitecross Road taking the left hand turning into White Horse 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 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.

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7th April 2025
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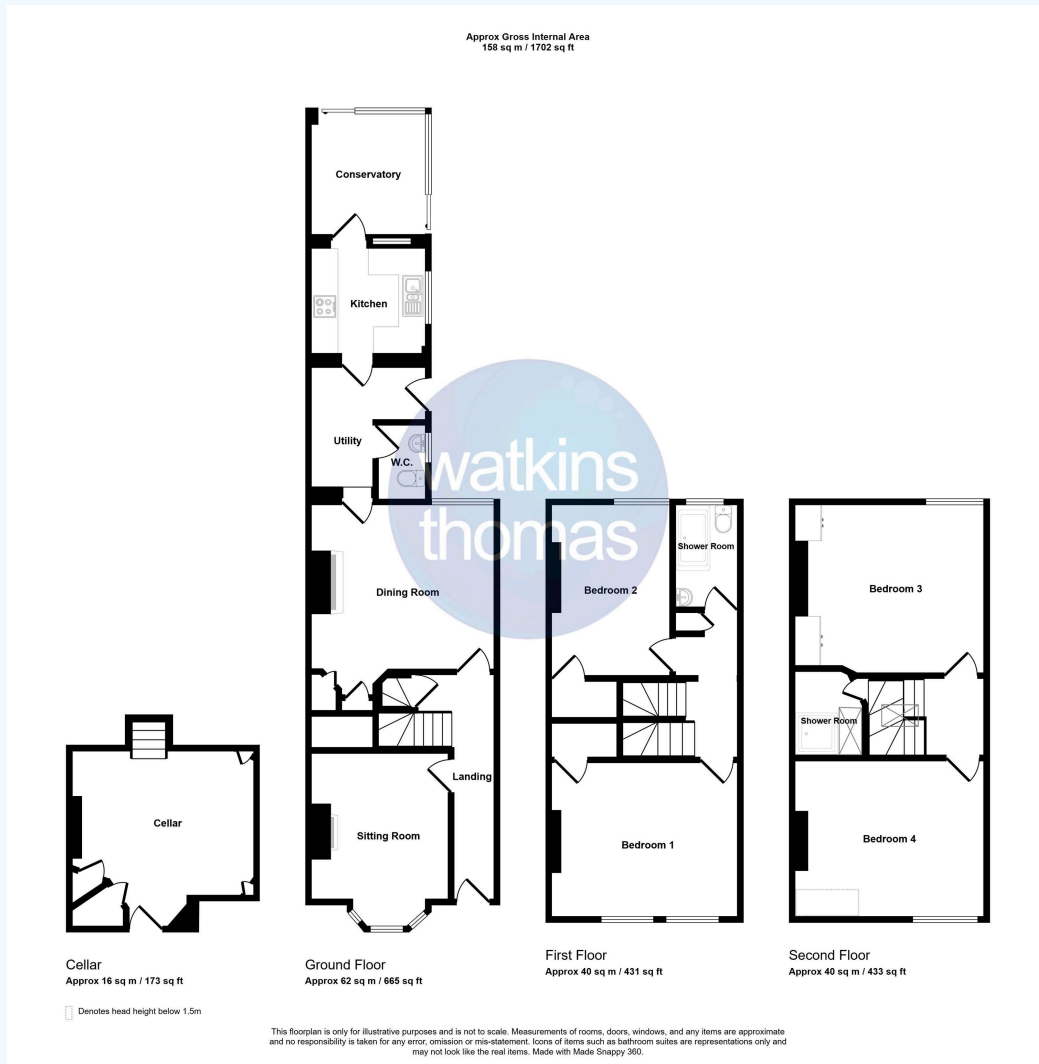
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ENERGY PERFORMANCE CERTIFICATE

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.

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.



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