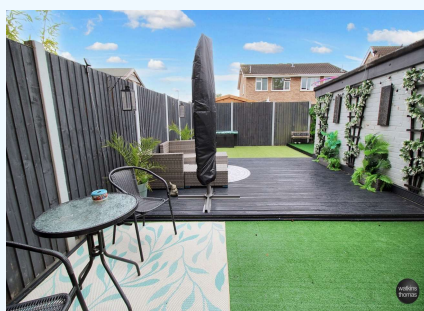




Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### 6 Stephens Close, Whitecross, Hereford, HR4 0HU

*'Situated to the north of Hereford City a three bedroom semi detached property with gas central heating, double glazing, off road parking, garage and enclosed rear garden'*

**£260,000 (Freehold)**

**Residential Sales and Lettings**



## 6 Stephens Close, Whitecross, Hereford, HR4 0HU

### LOCATION

The property is located to the north west 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 semi detached family home with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/dining room, first floor landing with access to three bedrooms and family bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

Front aspect double glazed entrance door leading to the entrance hall with panelled radiator, vinyl flooring and door to the sitting room.

##### Sitting Room

4.95m (16'3) x 4.37m (14'4) (maximum)

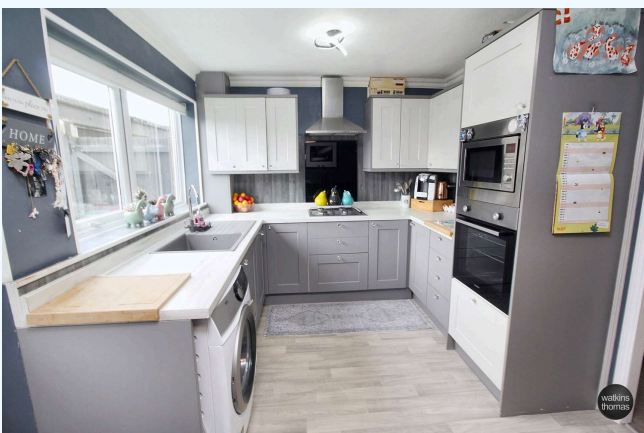
With front aspect double glazed window, panelled radiator, coved ceiling, television point, stairs to the first floor and access to the kitchen/dining room.



##### Kitchen/Dining Room

4.37m (14'4) x 2.69m (8'10)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, splash back, base units under with matching wall units, plumbing and space for washing machine, integrated slimline dishwasher, integrated electric oven and gas hob with cooker hood over, integrated microwave, space for table, coved ceiling, cupboard housing the gas central heating boiler, panelled radiator, vinyl flooring and double glazed door giving access to the rear garden.



## 6 Stephens Close, Whitecross, Hereford, HR4 0HU

### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, side aspect double glazed window, coved ceiling, airing cupboard housing the hot water tank, doors to bedrooms and bathroom.

#### Bedroom 1

3.81m (12'6") (to the wardrobe) x 2.44m (8')

With front aspect double glazed window, panelled radiator, built-in double wardrobe and coved ceiling.

#### Bedroom 2

3.3m (10'10") (maximum) x 2.44m (8')

With rear aspect double glazed window, panelled radiator and coved ceiling.



#### Bedroom 3

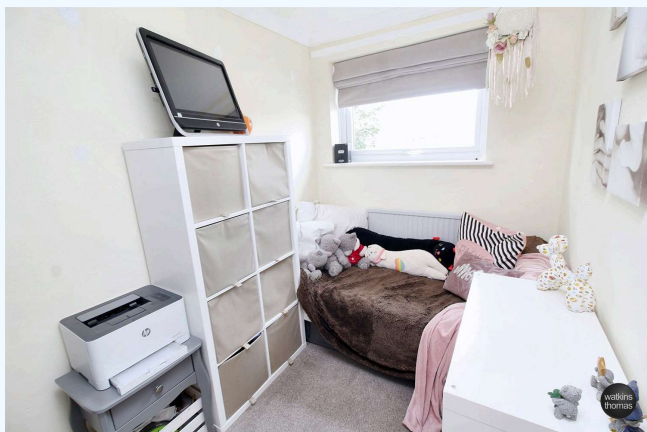
2.92m (9'7") (maximum including bulk head) x 1.85m (6'1")

With front aspect double glazed window, panelled radiator and coved ceiling.

#### Bathroom

1.83m (6'0") x 1.65m (5'5")

With rear aspect double glazed window and suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, fully tiled wall surround, extractor fan and panelled radiator.





## 6 Stephens Close, Whitecross, Hereford, HR4 0HU

### OUTSIDE:

To the front of the property is a gravel hard standing area with block paved driveway giving access to the GARAGE (15'8 8'3) with up and over door, power, lighting and side aspect door. To the front of the property there is also an EV charging point and power point.

To the immediate rear of the property is an artificial lawn area leading to a decked patio and further artificial lawn area. To the rear of the garage is a double power point and the garden is enclosed by fencing to provide a degree of privacy.



### 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.

### 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.


### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

### DIRECTIONAL NOTE

Proceed out of Hereford along Barton Road. Continue along Barton Road into Breinton Road which then follows into Westfaling Street. Continue along Westfaling Street to the roundabout and take the second exit continuing along Westfaling Street. Continue to the end of the cul-de-sac and turn right into Stephens Close, then take the first turning on the right hand side where the property is located on the right.

### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).

28th May 2025

ID31591

## 6 Stephens Close, Whitecross, Hereford, HR4 0HU

### 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	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

## 6 Stephens Close, Whitecross, Hereford, HR4 0HU

### 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.

