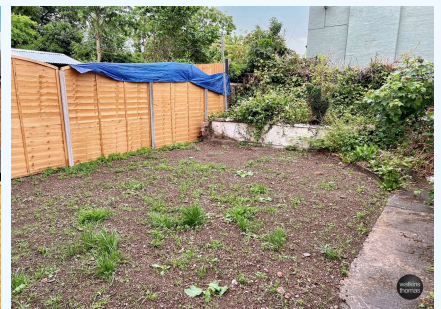




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65 Baysham Street, Whitecross, Hereford, HR4 0ET

'A 1930's semi detached home with driveway and garage located in the Whitecross district just to the west of the City Centre'

£275,000 (Freehold)

Residential Sales and Lettings

65 Baysham Street, Whitecross, Hereford, HR4 0ET

LOCATION

65 Baysham Street 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

Baysham Street is located within the established Whitecross district and Number 65 is one of a pair of semi detached homes which was probably created in the 1930's. The accommodation is arranged over three levels, the house is well proportioned and has central heating and double glazing. The property would now benefit from some refitting and upgrading works and is unusual in the locality that it has a driveway and a garage.

ON THE GROUND FLOOR:

Enclosed Entrance Porch

2.82m (9'3) x .66m (2'2)

With a double glazed sliding door to the front, double glazed windows and with a double glazed door opening to:

The Reception Hall

4.32m (14'2) x 1.83m (6')

With stairway off. Radiator and with doors to the kitchen, dining room and:

Sitting Room

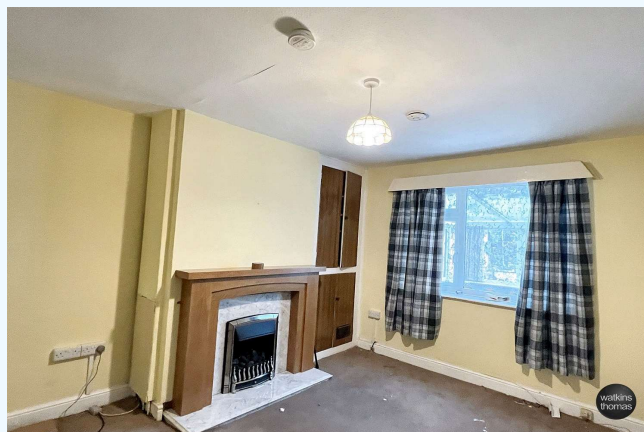
3.66m (12'0) x 3.35m (11') (widening to 13'3 into bay)

With a square double glazed bay window to the front, picture rail, radiator and tiled fire surround.

Dining Room

3.96m (13'0) x 3.35m (11')

With a double glazed window, radiator, wooden fire surround with marble inset and hearth and floor to ceiling cupboards.



Kitchen

3.1m (10'2) x 2.13m (7')

With a double glazed window to the side, fitted base cupboards with working surface over, tall storage cupboard and eye level cabinet. Single drainer sink unit with mixer tap, radiator and with a concertina door to an under-stair cupboard. Door to:

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The Conservatory

3.71m (12'2) x 2.9m (9'6)

With double glazed elevations of a brick base with reflective glass roof over. Double glazed door to the rear garden and with doors to a potential utility cupboard and a WC area.



ON THE FIRST FLOOR:

Landing

With stairway off to the second floor. Double glazed window and with doors to:

Bedroom 1

3.35m (11'0) x 3.28m (10'9) (12' to rear of wardrobes)

With a double glazed window to the front. Radiator.

Bedroom 2

3.35m (11'0) 9 x 2.13m (7')

With a double glazed window to the rear and under-stair storage cupboard. Radiator.



Bedroom 3

2.95m (9'8) x 2.13m (7'0)

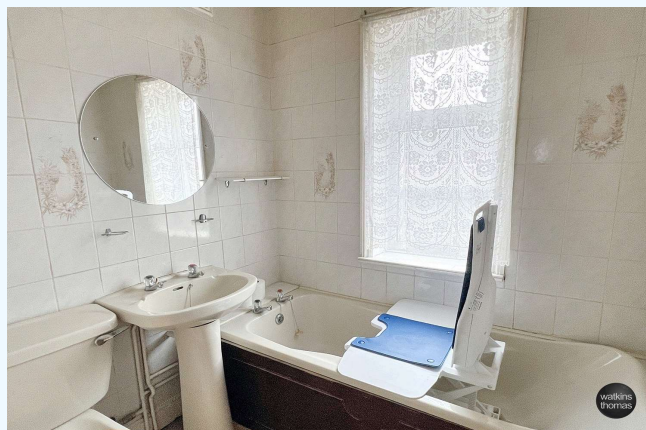
With a double glazed window to the rear. Radiator and wall mounted boiler providing central heating and domestic hot water.

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Bathroom

1.83m (6'0) x 1.68m (5'6)

With suite comprising bath, pedestal wash basin and low level wc. Tiled surrounds, radiator and double glazed window.



ON THE SECOND FLOOR

Attic Room

4.09m (13'5) x 3.96m (13'0)

With a double glazed window, radiator and door to eaves storage cupboard.



OUTSIDE:

The property in the Whitecross area to some degree is unique in that it has a pair of gates which open to a DRIVEWAY which has a minimum width of 8'5 and widens to about 11'. The drive runs to a DETACHED GARAGE (17'8 x 9'0) which is set to the rear of the residence.

At the front of the property is a yard area. To the rear is an uncultivated garden area with a raised border.

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.

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.

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.

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DIRECTIONAL NOTE

From central Hereford proceed initially west into Eign Street and follow through into Whitecross Road. Turn left into Ryelands Street and then take the right hand turning into Baysham Street where Number 65 will be identified on the right hand side by the agents for sale board.

Agents Note

Part of the roof space has been foam insulated.

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.

11th June 2025

ID40622

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		80 C
55-68	D	59 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.

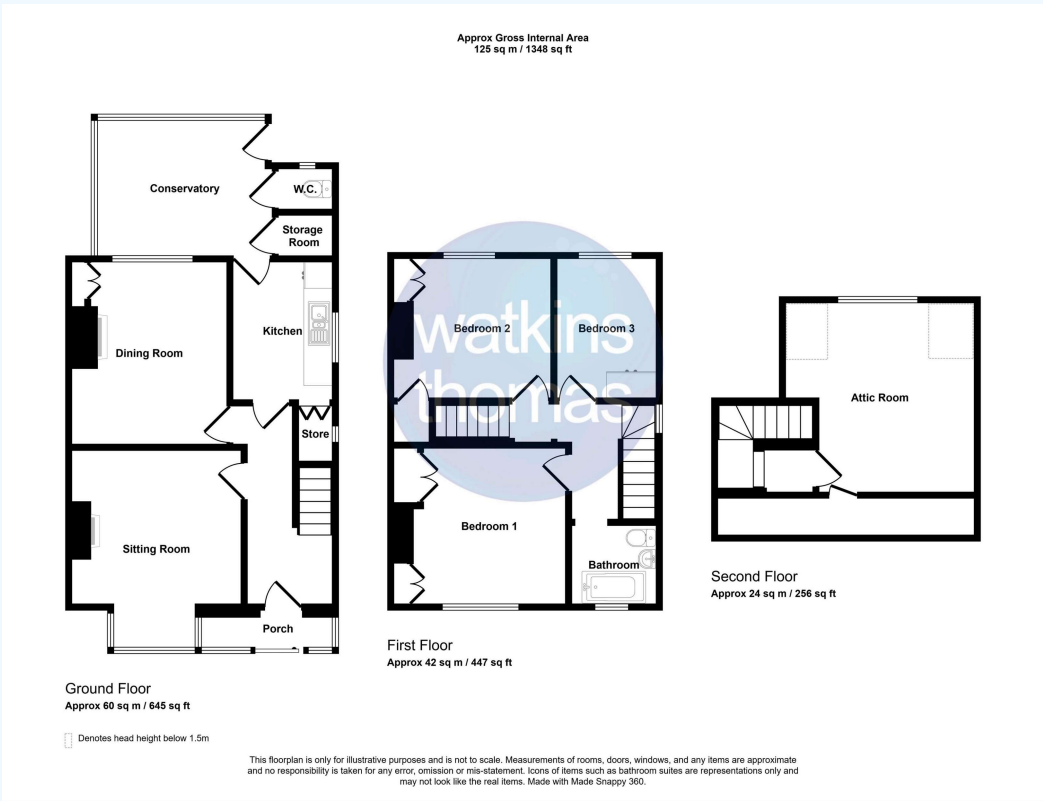
For properties in England and Wales:

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

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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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