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## 29 Cotterell Street, Whitecross, Hereford, HR4 0HH

*'Located in a mature residential locality to the west of central Hereford an inner terrace house with gas central heating and double glazing'*

**£225,000 (Freehold)**

## 29 Cotterell Street, Whitecross, Hereford, HR4 0HH

### LOCATION

Cotterell Street is located in the mature Whitecross residential district which is served by a range of amenities including primary and secondary schools, churches, local stores including a butchers and public houses. Hereford City Centre is approximately  $\frac{3}{4}$  of a mile distant and the city as a whole offering a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

29 Cotterell Street is an inner terrace home which is provided with double glazed windows and a modern gas fired boiler provides central heating and domestic hot water. Requiring some further upgrading works the accommodation on the ground floor comprises hall, two reception rooms and a kitchen with a rear porch/utility area off. On the first floor there are two bedrooms and a part completed shower room and on the second floor there is further accommodation currently utilised as a bedroom. On the lower ground floor there is a cellar and at the rear there is a good size south facing garden. The property currently comprises:

### ON THE GROUND FLOOR:

#### Reception Hall

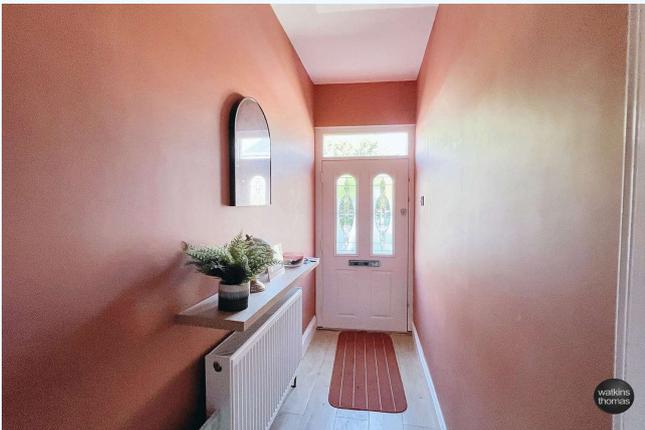
4.75m (15'7) x .97m (3'2)

Modern composite door with leaded and glass double glazed panels, radiator, double glazed window at high level, wood laminate flooring, stairway with stripped hand rail and having a door to the dining room and door to:

#### The Sitting Room

3.48m (11'5) x 3.07m (10'1)

With a 9'2 high ceiling and having a double glazed window to the front, picture rail and contemporary style radiator.



#### The Dining Room

4.62m (15'2) x 3.33m (10'11)

With double glazed window, cornice, floor to ceiling cupboards, exposed wooden floor boards, historic fire recess, radiator and with a door with glazed upper panels to:

#### The Kitchen

2.62m (8'7) x 2.06m (6'9)

With sunken ceiling lights and base cupboard and drawer units with roll edged working surface over, tiled surrounds and eye level cabinets together with a 1½ bowl sink unit with drainer and mixer tap, recess for cooker, quarry tiled floor, double glazed window, door to cellar and door to the:



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### Utility Porch

2.31m (7'7) x 1.98m (6'6)

With glazed roof, double glazed window to rear, double glazed door to rear and with plumbing for washing machine and tiled floor.

### ON THE FIRST FLOOR:

#### Landing

With stairway off to the second floor and having doors to:

#### Bedroom 1

3.45m (11'4) x 3.86m (12'8) (13'9 to rear of wardrobes)

With a double glazed window to the front, radiator, picture rail and having two sets of custom made wardrobes into recesses with hanging rails and storage shelving.

#### Bedroom 2

4.65m (15'3) x 2.49m (8'2)

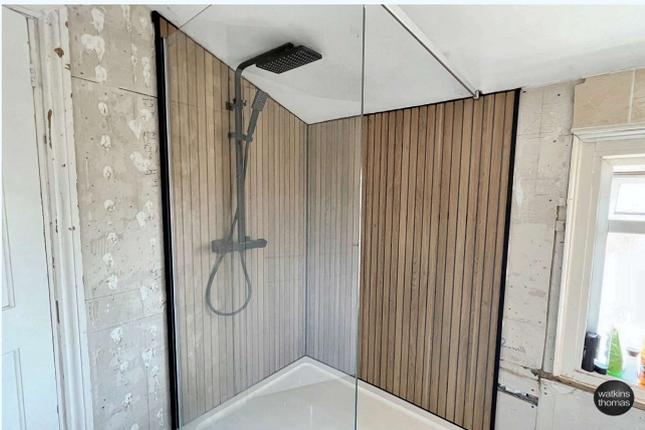
With a double glazed window to the rear, radiator and built-in store cupboard and cupboard with modern wall mounted gas fired combination boiler.



#### Shower Room

2.69m (8'10) x 2.06m (6'9)

With recently installed shower cubicle with shower boarded walls and thermostatically controlled twin headed shower unit, pedestal wash basin and low level wc. Double glazed window, radiator and extractor unit (the bathroom is in need of finishing works).



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### ON THE SECOND FLOOR:

#### The Attic Room

4.8m (15'9) x 3.43m (11'3)

With a dormer double glazed window, sunken ceiling lights, radiator and alcove with fitted shelves. Door to low level eaves cupboard.



### ON THE LOWER GROUND FLOOR

#### Cellar

4.06m (13'4) x 3.12m (10'3)

With a ceiling height of about 6'2.



### OUTSIDE:

At the rear of the property there is a small lean-to out-house. The south facing garden area is approximately 15' wide by 48' long. The rear garden is enclosed by timber panels between concrete posts and there is also a garden store. In the rear garden there is a patio area and a brick built barbecue.



### Agents Note

It is understood that the subject property has the benefit of a rear access along a side passageway and that one other property has the benefit over the rear of this property.

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### **COUNCIL TAX BAND B**

Payable to Herefordshire Council

### **BROADBAND & MOBILE PHONE**

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**

From central Hereford proceed along Whitecross Road and turn left into Whitehorse Street. Take the first right turn into Cotterell Street and Number 29 will be identified on the left hand side 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**17th July 2025**

ID41105

## 29 Cotterell Street, Whitecross, Hereford, HR4 0HH

### 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 E. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	44 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

## 29 Cotterell Street, Whitecross, Hereford, HR4 0HH

### 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.

