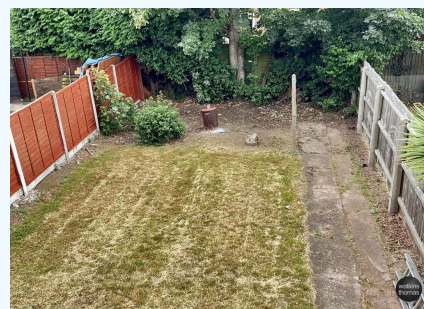




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



7 Barrie Road, Whitecross, Hereford, HR4 0QQ

'Located in a maturing residential district, to the west of central Hereford, on the outskirts of the city, a three bedroom terraced home which is in need of a schedule of refitting and upgrading works'

OPEN HOUSE ON SATURDAY 23RD AUGUST 2025 11AM - 1PM - PLEASE CALL OR EMAIL TO MAKE YOUR APPOINTMENT

£180,000 (Freehold)

Residential Sales and Lettings

7 Barrie Road, Whitecross, Hereford, HR4 0QQ

LOCATION

Barrie Road is located off Westfaling Street on the western outskirts of Hereford and on the periphery of Whitecross. Whitecross offers a range of amenities including a secondary school 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

7 Barrie Road is an inner terrace home which offers a hall, living room, kitchen and lobby on the ground floor with three bedrooms and a bathroom on the first floor. At the front there is a hard standing area, at the rear there is a garden. The property requires a schedule of refitting and upgrading works and in more detail it comprises:

ON THE GROUND FLOOR:

Porch Area

1.83m (6'0) x .81m (2'8)

Approached via a double glazed sliding door and with a door to:

Entrance Hall

3.3m (10'10) x 1.85m (6'1)

With stairway off, dado rail, opening to kitchen and door to:

The Living Room

5.41m (17'9) x 3.45m (11'4)

With a double glazed sliding patio door to the rear. Coved ceiling, dado rail and fire surround.



The Kitchen

3.78m (12'5) x 2.18m (7'2) (and 4'4 x 5'4)

With a double glazed window to the front, door to the front, modern sink unit and fitted base cupboards.



Utility Area

1.63m (5'4) x 1.78m (5'10)

With a double glazed door to the rear.

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ON THE FIRST FLOOR:

Landing

With a double glazed window to the front, access hatch to loft space and with doors to:

Bedroom 1

3.51m (11'6") x 3.45m (11'4")

With a double glazed window to the rear, recessed cupboard and airing cupboard with hot water cylinder.

Bedroom 2

3.05m (10'0") x 2.36m (7'9")

With a double glazed window to the rear and recessed wardrobe cupboard.



Bedroom 3

3.05m (10'0") x 2.08m (6'10")

With a double glazed window to the front and coved ceiling.

Bathroom

1.85m (6'1") x 1.83m (6')

With tiled walls and suite comprising bath, pedestal wash basin and low level wc. Double glazed window.



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OUTSIDE:

At the front of the property there is a concrete hard standing area.

At the rear there is a southerly facing garden area which is approximately 23' wide by 48' long.



COUNCIL TAX BAND B

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.

DIRECTIONAL NOTE

From central Hereford proceed into Eign Street and follow through into Whitecross Road. At the roundabout take the left hand turning into Wordsworth Road and at the summit of the hill take the third exit into Westfaling Street. Continue along Westfaling Street, turn right into Langland Drive and then turn left into Barrie Road where Number 7 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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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.

