



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



6 Ranelagh Street, Whitecross, Hereford, HR4 0DT

'Located in a residential cul-de-sac, in the Whitecross district about ¾ of a mile west of the City Centre an individual detached family home with three double bedroom accommodation and having driveway, garage and established private gardens'

£465,000 (Freehold)

Residential Sales and Lettings

6 Ranelagh Street, Whitecross, Hereford, HR4 0DT

LOCATION

Ranelagh Street is located in an established residential cul-de-sac, off Whitecross Road, about $\frac{3}{4}$ of a mile west of central Hereford. In the locality there are a range of amenities including primary and secondary schools. 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

6 Ranelagh Street is an individual detached home which was constructed in the latter part of the twentieth century and comprises a well proportioned detached house. Centrally heated and double glazed it offers a good sized sitting room, dining room and kitchen together with utility room and cloakroom on the ground floor with three double bedrooms, bathroom and separate wc on the first floor. A driveway at the front leads to the garage and at the rear there is a part walled good sized garden. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

1.83m (6'0) x 1.32m (4'4)

With tiled floor and door with feature leaded glass 'rural scene' panel to:

Reception Hall

4.34m (14'3) x 2.13m (7')

With stairway with wooden banister and hand rail to the first floor, thermostat, door to under-stair cupboard, double glazed window, coved ceiling, radiator and with panel doors to the kitchen and:



Sitting Room

3.25m (10'8) x 5.61m (18'5) (20'6 into bay)

With a double glazed bay window to the front, radiator, moulded timber fire surround with tiled inset, slate hearth and living flame gas fire, radiator and with a pair of doors with bevelled glass panels to the:

Dining Room

3.56m (11'8) x 3.28m (10'9)

With a double glazed sliding patio door opening to and overlooking the fine rear garden, coving to ceiling, two radiators and with an opening to:



6 Ranelagh Street, Whitecross, Hereford, HR4 0DT

The Kitchen

2.97m (9'9) x 2.84m (9'4)

With a double glazed window to the rear, coved ceiling and with fitted base cupboard units, roll edged working surface over, tiled surrounds and eye level cabinets including a glass fronted unit and display shelves. 1½ bowl sink unit with drainer and mixer tap, built-in fridge and recess for cooker. Radiator and door to:



Utility Room

1.85m (6'1) x 1.78m (5'10)

With a double glazed door to outside, adjacent double glazed window, coving and single bowl stainless steel sink unit with mixer tap. Recess with plumbing for washing machine, radiator and door to:

Cloakroom

1.85m (6'1) x .97m (3'2)

With low level wc and wall mounted wash basin. Double glazed window and radiator. Coving to ceiling.

ON THE FIRST FLOOR:

Landing

With access hatch to loft, radiator and with doors to the bedrooms, bathroom and a WARDROBE CUPBOARD (3'2 x 3'0) with hanging rail and a further STORAGE CUPBOARD (5' x 3') with fitted shelves.

Bedroom 1

4.88m (16'0) x 3.25m (10'8)

With a double glazed window to the front, moulded timber fire surround, coved ceiling, radiator and door to DRESSING ROOM (8' x 7') with radiator and louvre door fronted double cupboards provided with hanging rails and storage shelving.

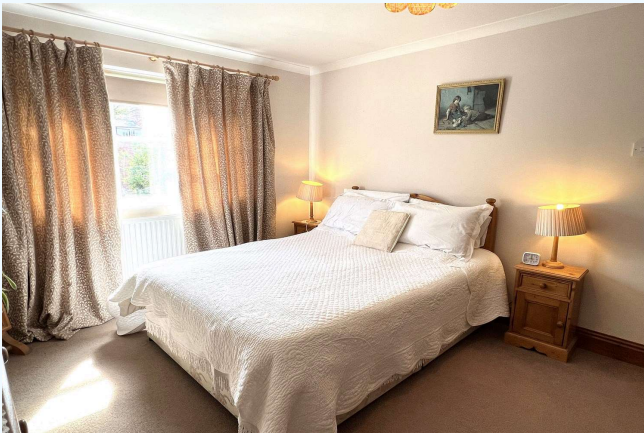


6 Ranelagh Street, Whitecross, Hereford, HR4 0DT

Bedroom 2

5.18m (17'0) x 2.74m (9')

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



Bedroom 3

4.37m (14'4) x 3.28m (10'9)

With a double glazed window to the rear, coved ceiling and radiator.



The Bathroom

3.84m (12'7) x 2.06m (6'9)

With a mix of shower boarding and tiled walls and with four piece suite comprising bath, shower cubicle (3'6 x 2'6) with an electric shower unit, pedestal wash basin and low level wc. Coved ceiling, double glazed window and radiator.



Separate Wc

2.06m (6'9) x .99m (3'3)

With low level wc and wall hung wash basin. Radiator and double glazed window.

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.

6 Ranelagh Street, Whitecross, Hereford, HR4 0DT

OUTSIDE:

The property has the benefit of a brick pavior driveway which leads to the INTEGRAL GARAGE (19'3 x 8'11 with a maximum ceiling height of about 9'9 and having an up and over door to the front, double glazed door to the side, electric light and power points. Wall mounted gas fired boiler which provides central heating and domestic hot water. Potential parking in front of the house for 3 vehicles plus garage.

The drive is flanked by a planted border and to the front of the property there are two steps up to a patio garden area with a rectangular raised island with bedding plants. There is rear access to each side of the residence. The back garden is a particular feature of the property and comprises a shaped paving stone sun terrace/patio area which is part stone chipping and part barley edge stone surround. The paving stones continue down one side of the garden to a rear pathway which then returns to the patio. The central garden area is created in a shaped lawn and there are established flower beds and roses, a section of vegetables and a further planted bed together with a Mallow, an Apple and two Pear trees. There is also a garden store and outside tap together with a Fig Tree. Outside tap.



COUNCIL TAX BAND E

Payable to Herefordshire Council

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.

6 Ranelagh Street, Whitecross, Hereford, HR4 0DT

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 west into Eign Street and follow through into Whitecross Road and after approximately $\frac{3}{4}$ of a mile take the right hand turning into Ranelagh Street where Number 6 will be identified on the right 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.

28th August 2025

ID41195

6 Ranelagh Street, Whitecross, Hereford, HR4 0DT

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 C. 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	72 C	78 C
55-68	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

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.