



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



46 White Horse Square, Whitecross, Hereford, HR4 0HD

'Situated to the north of Hereford City in the popular Whitecross district a four bedroom detached family home with gas central heating, double glazing (where specified), off road parking, shortened garage for storage and enclosed rear garden'

£350,000 (Freehold)

46 White Horse Square, Whitecross, Hereford, HR4 0HD

LOCATION

The property is located to the north of Hereford 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 four bedroom detached family home with the benefit of gas central heating, double glazing (where specified), off road parking, shortened garage for storage and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, two reception rooms, breakfast area, kitchen, utility, downstairs cloakroom, first floor landing with access to four bedrooms, study and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A side access panelled entrance door leads to the entrance porch with front aspect double glazed window, tiled flooring and door to the entrance hall.

Entrance Hall

With storage cupboard, panelled radiator, tiled flooring, stairs to the first floor with under-stairs storage cupboard and door to the sitting room.

Sitting Room

4.17m (13'8) (plus bay) x 3.56m (11'8)

With front aspect double glazed bay window, gas fire with decorative surround, laminated flooring, television point, panelled radiators and double doors to the family room.



Family Room

3.28m (10'9) x 3m (9'10)

With panelled radiator, laminated flooring, double glazed patio door to the garden and door to the breakfast room.



Breakfast Room

3.25m (10'8) x 2.34m (7'8)

With tiled flooring, double glazed French doors to the garden and access to the kitchen.

46 White Horse Square, Whitecross, Hereford, HR4 0HD

Kitchen

3.3m (10'10) x 2.36m (7'9)

With a range of units comprising 1½ bowl ceramic sink unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated fridge freezer, integrated dishwasher, range cooker with cooker hood over, inset spot lights, tiled flooring and door to utility room.



Utility Room

2.36m (7'9) x 1.5m (4'11)

With a range of units comprising stainless steel sink drainer unit, work surfaces, tiled splash back, base units under, plumbing and space for washing machine, space for tumble dryer, wall mounted gas central heating boiler, laminated flooring and door to the cloakroom.

Cloakroom

With side aspect double glazed window, low flush wc, wash hand basin with tiled splash backs and laminated flooring.

ON THE FIRST FLOOR:

Landing

Access hatch to loft space which has a pull down ladder, wooden flooring and doors to bedrooms, study and bathroom.

Bedroom 1

4.19m (13'9) (maximum) x 3.3m (10'10)

With front and side aspect double glazed windows, built-in wardrobe, panelled radiator and vinyl flooring.



Bedroom 2

3.05m (10'0) (maximum) x 3.96m (13') (plus recess)

With front and side aspect double glazed windows and panelled radiator.

Bedroom 3

3.3m (10'10) (maximum) x 3.02m (9'11)

With rear aspect double glazed window, built-in wardrobe, panelled radiator and laminated flooring.

Bedroom 4

3m (9'10) (maximum including the bulk head) x 2.24m (7'4)

With front aspect double glazed window, panelled radiator, wooden flooring and storage cupboard mounted on the bulk head.

46 White Horse Square, Whitecross, Hereford, HR4 0HD

Study

2.24m (7'4) x 1.65m (5'5)

With rear aspect double glazed window and laminated flooring.

Bathroom

3.3m (10'10) x 2.39m (7'10) (maximum)

With rear aspect double glazed window, suite comprising roll top bath, shower cubicle with multi-jet shower and blue tooth speaker system, low flush wc, pedestal mounted wash hand basin, airing cupboard, panelled radiator and vinyl flooring.



OUTSIDE:

To the front of the property is a driveway giving access to the SHORTENED GARAGE (10'11 x 10'5) with double doors to the front, side aspect window, power and lighting.

A side path gives access to the rear garden where there is a patio with steps leading to a decked seating area and further gravel seating area. There is a lawn garden with shrub borders, useful summer house and storage shed. Outside tap. The garden is enclosed by fencing to provide a degree of privacy.



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.

46 White Horse Square, Whitecross, Hereford, HR4 0HD



COUNCIL TAX BAND D

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

Proceed out of Hereford along Whitecross Road turning left into White Horse Street. Continue along White Horse Street and turn right into White Horse Square where the property is located on the right hand side as indicated by the agents for sale board

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

1st December 2025

ID25320

46 White Horse Square, Whitecross, Hereford, HR4 0HD

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		72 C
55-68	D	65 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.

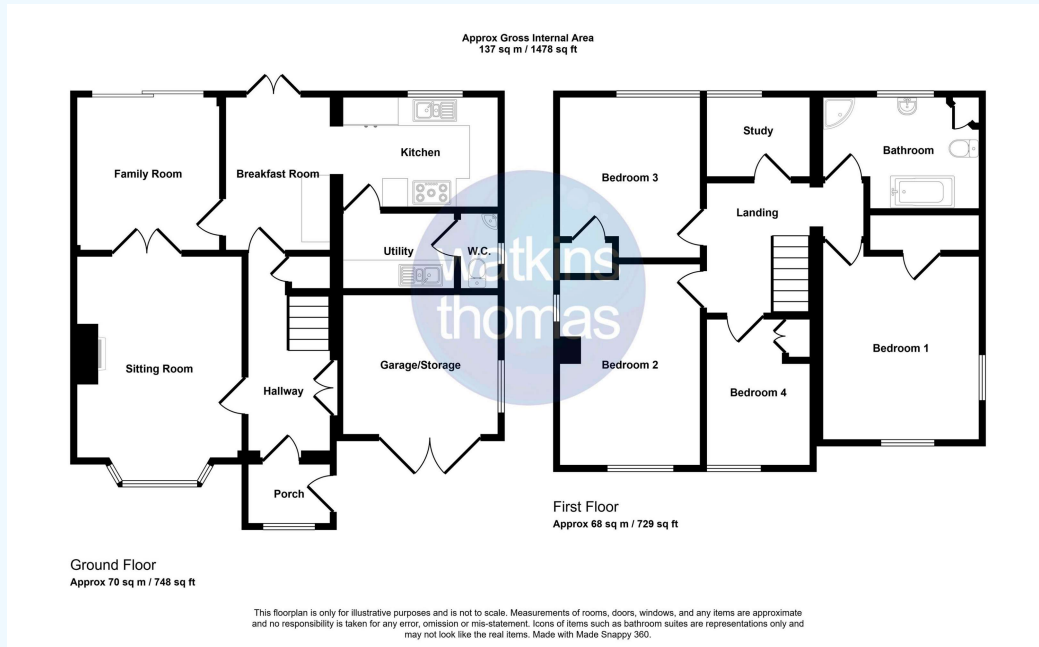
For properties in England and Wales:

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

46 White Horse Square, Whitecross, Hereford, HR4 0HD

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.



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.