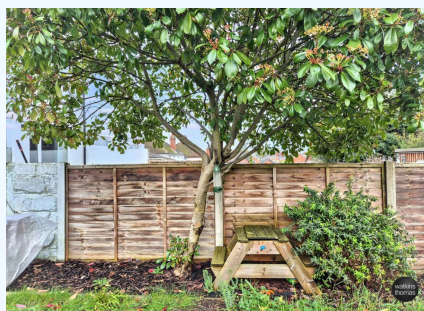




Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### 13 White Horse Square, Hereford, HR4 0HD

*Situated to the north of Hereford city in the popular Whitecross district, a well presented three bedroom semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden.*

**£265,000 (Freehold)**

**Residential Sales**

## 13 White Horse Square, 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 well presented three bedroom semi detached home with central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, dining room, kitchen, first floor landing with three bedrooms and bathroom. In more detail, the accommodation comprises side aspect double glazed panelled entrance door leading to the;

### ON THE GROUND FLOOR:

#### Entrance Hall

With two side aspect double glazed windows, smoke alarm, picture rail, panelled radiators, stairs to the first floor, exposed floorboards, thermostat for central heating, door to the sitting room and dining room.

#### Sitting Room

4.22m (13'10") x 3.89m (12'9") (maximum)

With front aspect double glazed half bay window, built in storage cupboard, decorative fire surround, picture rail, panelled radiator and exposed floorboards.



## 13 White Horse Square, Hereford, HR4 0HD

### Dining Room

3.56m (11'8) x 2.9m (9'6)

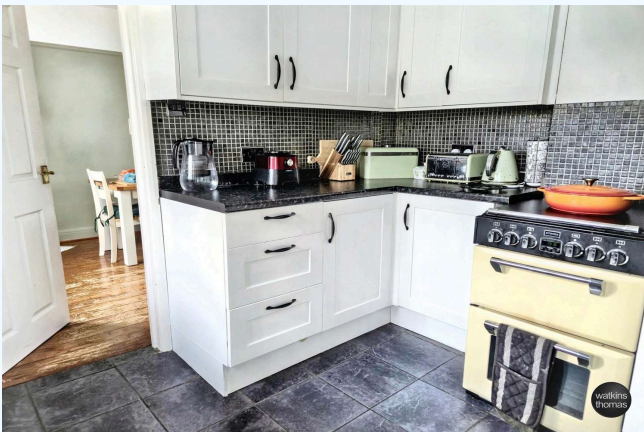
With rear aspect double glazed window, panelled radiator, picture rail, storage cupboard with power point and hanging rail, exposed floorboards and door to the kitchen.



### Kitchen

3.05m (10') x 2.67m (8'9)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units, integrated fridge freezer, plumbing and space for washing machine, space for cooker, tiled flooring and double glazed UPVC door to the garden.



## 13 White Horse Square, Hereford, HR4 0HD

### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, panelled radiator, picture rail, doors to bedrooms and bathroom.

#### Bedroom 1

4.24m (13'11") (maximum) x 3.4m (11'2") (maximum)

With front aspect double glazed half bay window, original fire surround, panelled radiator and picture rail.

#### Bedroom 2

2.77m (9'1") x 2.06m (6'9")

With rear aspect double glazed window, picture rail and panelled radiator.

#### Bedroom 3

2.77m (9'1") (maximum) x 2.13m (7')

With rear aspect double glazed window, panelled radiator, picture rail and cupboard housing the gas central heating boiler.



#### Bathroom

With side aspect double glazed window with suite comprising panel enclosed bath with electric shower over, low flush WC, pedestal mounted wash hand basin, partially tiled wall surround, heated towel rail and inset spotlights.



#### OUTSIDE:

To the front of the property is gravelled driveway giving access to the entrance door. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with shrub borders, vegetable plot, useful storage shed and the garden is enclosed by fencing and walling to provide a degree of privacy.



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## **13 White Horse Square, Hereford, HR4 0HD**

### **COUNCIL TAX BAND C**

Made 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 the Whitecross Road, turning left into White Horse Street. Take the third turning on the right hand side into White Horse Square where the property is located on the left hand side as indicated by the 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).

**12 February 2025**

ID42198

## 13 White Horse Square, 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.