



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



16 Fiennes Way, Whitecross, Hereford, HR4 0ES

'Situated to the north of Hereford City in the popular Whitecross district a well presented, four bedroom, three storey family, with en-suite to master bedroom, gas central heating, double glazing, off road parking, garage and enclosed rear garden'

£375,000 (Freehold)

Residential Sales

16 Fiennes Way, Whitecross, Hereford, HR4 0ES

LOCATION

The property is located to the north west of Hereford City Centre 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, four bedroom, three storey, semi detached family home with gas central heating, double glazing, driveway, garage and enclosed rear garden. The accommodation comprises: entrance hall, cloakroom, sitting room, kitchen/dining room, first floor landing with access to three bedrooms and family bathroom, second floor landing with access to bedroom with en-suite shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

Entrance Hall

With thermostat for the central heating, stairs to the first floor, panelled radiator, under-stairs storage cupboard, smoke alarm, door to the sitting room, cloakroom and kitchen/dining room.

Sitting Room

4.7m (15'5) x 3.51m (11'6) (maximum)

With front aspect double glazed window, panelled radiator and television point.



Cloakroom

With front aspect double glazed window with low flush wc, wash hand basin with tiled splashbacks, panelled radiator and LVT flooring.

16 Fiennes Way, Whitecross, Hereford, HR4 0ES

Kitchen/Dining Room

5.66m (18'7") x 3.51m (11'6")

With rear aspect double glazed window. A range of units comprising stainless steel 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric double oven with gas hob and cooker hood over, integrated fridge freezer, larder cupboard, under cupboard lighting, integrated dishwasher, feature radiator, LVT flooring, rear aspect double glazed patio doors and windows to the rear garden. Storage cupboard with plumbing and space for washing machine and shelf with space for tumble dryer over.



ON THE FIRST FLOOR:

Landing

With panelled radiator, airing cupboard, smoke alarm, stairs to the second floor landing and doors to the bedrooms and bathroom.

Bedroom 2

Bedroom 2

With rear aspect double glazed window, a range of wardrobes and panelled radiator.

16 Fiennes Way, Whitecross, Hereford, HR4 0ES

Bedroom 3

3.56m (11'8) x 3.1m (10'2)

With front aspect double glazed window and panelled radiator.



Bedroom 4

3.28m (10'9) x 2.82m (9'3)

With rear aspect double glazed window and panelled radiator.



Bathroom

2.44m (8'0) x 1.8m (5'11)

With front aspect double glazed window and suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower over, low flush wc, wash hand basin, heated towel rail, shaver point, partially tiled wall surround, LVT flooring and extractor fan.



ON THE SECOND FLOOR:

Landing

With smoke alarm and door to bedroom 1.

Bedroom 1

4.57m (15'0) (maximum) x 4.45m (14'7) (maximum to the wardrobe) (irregular shaped room)

With front aspect double glazed dormer window, a range of built-in wardrobes with hanging rail and shelving, panelled radiator, access hatch to loft space and door to en-suite shower room.

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.

16 Fiennes Way, Whitecross, Hereford, HR4 0ES

En-Suite Shower Room

With rear aspect double glazed sky light with suite comprising shower cubicle and thermostatically controlled shower with partially tiled wall surround, low flush wc, wash hand basin with tiled splash backs, heated towel rail, cupboard housing the gas central heating boiler, extractor fan and shaver point.



OUTSIDE:

To the front of the property is a gravel parking space with tarmacadam driveway giving access to the GARAGE (20' x 10'7) with up and over door, power and lighting and side aspect door to the rear garden.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. There is a gravel border and the garden is enclosed by fencing to provide a degree of privacy and a gate leading to the driveway.

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, take the right hand turning into Baggallay Street and continue along Baggallay Street taking the second turning on the right into Fiennes Way where the property is located on the right hand side.

16 Fiennes Way, Whitecross, Hereford, HR4 0ES

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.

16th February 2026

ID42374

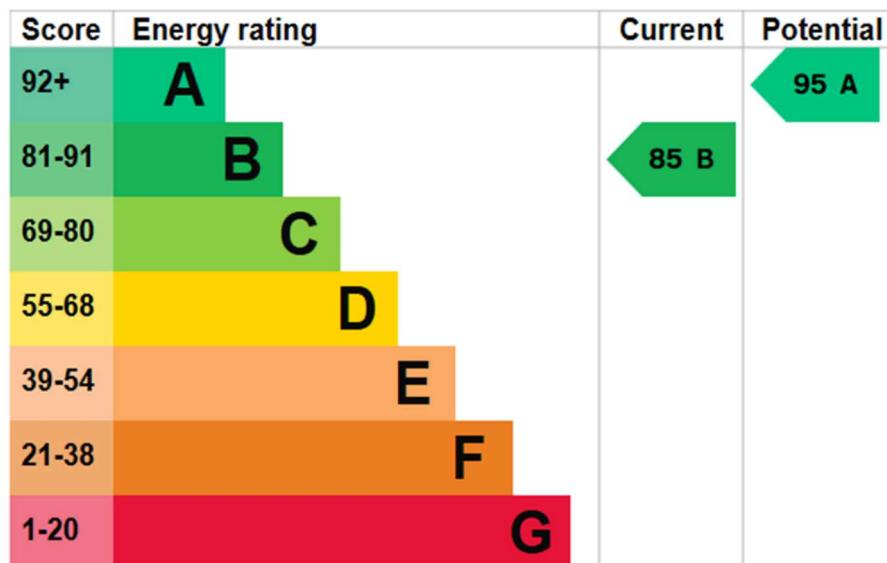
ENERGY PERFORMANCE CERTIFICATE

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 B. It has the potential to be A.

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



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

16 Fiennes Way, Whitecross, Hereford, HR4 0ES

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.

