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70 Cotterell Street, Whitecross, Hereford, HR4 0HQ

'Located in the Whitecross district just to the West of the City Centre, a beautifully presented period home which offers well proportioned accommodation to include two reception rooms with exposed floor boards, well appointed kitchen, two double bedrooms and bathroom, long rear garden which has been professionally landscaped.'

£250,000 (Freehold)

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LOCATION

Cotterell Street is an established residential district located within the sought after Whitecross area. The property lies about $\frac{3}{4}$ of a mile west of central Hereford. In the locality there are amenities including primary and secondary schools and the City of 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

70 Cotterell Street is a beautifully presented home dating from the Victorian era. The accommodation includes porch, sitting room and dining room, each with exposed floor boards, one having an open fireplace and the other with a wood burning stove, there is a contemporary style kitchen and on the first floor there are two double bedrooms and a modern bathroom. On the lower ground floor there is a cellar and of note is the professionally landscaped long rear garden which has defined areas. Centrally heated and double glazed the property in more detail comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porcgh

1.22m (4'0) x .99m (3'3)

Approached through a double glazed door and with double glazed windows to the side, harlequin tile quarry floor and with a multi panel door to the:

Sitting Room

3.96m (13'0) x 3.66m (12')

With an 8'3 ceiling height and having a double glazed window to the front with shutter blind, alcove shelving, low level double cupboard and with a feature open grate with cast iron surround and slate hearth. Radiator and feature exposed wooden floor boards. Dimmer light switch and door to the:



Dining Room

4.14m (13'7) x 3.89m (12'9) (including stairwell)

With a stairway off with wooden hand rail, door to cellar, wall mounted thermostat, exposed wooden floor boards, wood burning stove with brick fire recess and marble hearth, pair of double glazed, French doors opening to and overlooking the fine rear garden and with an opening to:



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The Kitchen

5m (16'5) x 1.83m (6')

Beautifully appointed and with an extensive range of fitted base cupboards with soft close doors, working surface over, upstand and part with mosaic tiled surrounds together with matching eye level cabinets. Composite single drainer sink unit with flexible head mixer tap, cupboard in which is housed the wall mounted gas fired combination boiler which provides central heating and domestic hot water. Four ring gas hob with splash back and cooker hood over, fitted electric oven, recess with plumbing for washing machine and recess for upright fridge freezer. Breakfast bar area, radiator, run of sunken ceiling lights and with ceramic floor tiles. Double glazed window to the side and from the sink a double glazed window overlooks the landscaped rear garden.



ON THE LOWER GROUND FLOOR:

0m (') x 3.12m (10'3)

CELLAR AREA

3.53m (11'7) x 3.12m (10'3)

Approached via a flight of brick steps, velux type window to front and having a ceiling height of approximately 6'.

ON THE FIRST FLOOR:

Landing

With radiator, sunken ceiling lights, panelled door to bedrooms 2 and the bathroom and with an original stripped door to:

Bedroom 1

3.66m (12'0) x 3.81m (12'6) (13'4 to rear of wardrobes)

This room has a ceiling height of 8'3 and there is a double glazed window to the front with shutter blind, a contemporary style radiator, exposed floor boards and with two double wardrobe cupboards with hanging rails and cabinets over. Two suspended ceiling lights and centre light.

Bedroom 2

3.12m (10'3) x 3.28m (10'9)

With a double glazed window overlooking the rear garden and having a radiator and door to an over-stair cupboard.



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Bathroom

2.29m (7'6) x 2.08m (6'10)

With white suite comprising bath with twin headed thermostatically controlled shower over and screen, low level wc and pedestal wash basin. Part tiled surrounds, tiled floor, tiled step and with a double glazed window with shutter blind, ceiling lights and radiator.



OUTSIDE:

At the front of the property there is a low brick wall with iron railings over and an iron gate opens to a path which leads to the front door. The front yard area is given over to stone chips. There is a velux type roof light to the cellar area.

The property has the benefit of a side pedestrian right of way to a feather board gate. Immediately to the rear of the property there is an attractive reclaimed terracotta 6" tiled area which are bordered by pebbles. Immediately to the rear of the property there is a decked seating area approached through a picket fence. Timber steps rise to a further pathway, made up again of quarry tiles flanked on each side by sleepers, with deep well stocked beds and feature rocks. This area is well stocked with plants and shrubs. At the far end of the garden there are two further steps up to a large paving stone patio area and at high level there is a further lawn with planted border. The middle paved patio area is 26' x 14'6 and the far lawned area is approximately 10' deep.



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COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Standard 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 initially west into Eign Street and follow through into Whitecross Road. Continue along Whitecross Road and take the left hand turning into Whitehorse Street and then turn right into Cotterell Street where Number 70 will be identified on the right 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.

AGENT'S NOTE

70 Cotterell Street (the subject property) has the benefit of a right of way to the rear along a passageway. No other property has the benefit of a right of way over the subject property.

12th March 2026

ID42411

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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.

Energy rating and score

This property's energy rating is E. 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		80 C
55-68	D		
39-54	E	50 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.