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15 Wordsworth Road, Whitecross, Hereford, HR4 0QB

'Set close to Whitecross roundabout and its excellent range of amenities about one mile west of central Hereford, a mature 1950's semi detached house which is double glazed and part centrally heated. Driveway, garage and with two reception rooms and three bedrooms'

£265,000 (Freehold)

15 Wordsworth Road, Whitecross, Hereford, HR4 0QB

LOCATION

Wordsworth Road is located about one mile west of central Hereford in the Whitecross district. Whitecross has an extensive range of amenities including local shops, church, public house and schools together with a local convenience store. 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

15 Wordsworth Road is a 1950's semi detached house which has the benefit of replacement double glazed windows. This substantial style of home offers well proportioned family accommodation, the house is part centrally heated and would now benefit from some upgrading and refitting works. There is a driveway to a garage, there are garden areas to the front and rear and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

2.44m (8'0) x 1.37m (4'6)

With a door to:

Reception Hall

3.45m (11'4) x 1.98m (6'6) (including stairway)

With a double glazed window to the side, radiator, door to under-stairs cupboard, wall mounted thermostat, door to kitchen and door to:



The Sitting Room

4.27m (14'0) x 3.43m (11'3) (12'9 maximum)

With a half bay double glazed window area, gas fire with tiled surround and hearth with mantel over, wall light points and with a 4'10 wide opening to:

The Dining Room

2.92m (9'7) x 2.77m (9'1)

With radiator, sliding door to kitchen and French door to:



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Summer/Garden Room

4.37m (14'4) x 2.03m (6'8)

With glazed upper elevations, triplex roof over and a pair of casement doors opening to and overlooking the rear garden.



Kitchen

3.45m (11'4) x 2.9m (9'6)

With a stainless steel single drainer sink unit with mixer tap, extensive range of wood fronted base cupboards with roll edged working surfaces over, tiled surrounds and eye level cabinets. Recess for cooker, recess for fridge, radiator, television aerial point, door to inner hall and with a window to and door to side passage.



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ON THE FIRST FLOOR:

Landing

With access hatch to loft space and with doors to:

Bedroom 1

3.43m (11'3) x 3.61m (11'10)

With a double glazed window to the front and double cupboard with fitted shelves.

Bedroom 2

3.81m (12'6) x 2.95m (9'8)

With a double glazed window at the rear overlooking the garden, rooftops, with the City and hills in the far distance. Radiator.



Bedroom 3

2.64m (8'8) x 2.39m (7'10)

With a double glazed window to the front, over-stairs cupboard and radiator.

Bathroom

1.85m (6'1) x 1.47m (4'10)

With suite comprising bath with electric shower over and pedestal wash basin. Tiled walls and double glazed window.



Separate WC

1.88m (6'2) x .79m (2'7)

With low level wc and double glazed window.

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OUTSIDE:

The property has the benefit of a two car length concrete driveway which leads to THE ATTACHED GARAGE (20'4 x 8'9) which has an up and over door at the front, door to side passageway and a wall mounted gas fired combination boiler which provides central heating and domestic hot water. Within the garage there is also plumbing for a washing machine.

The front garden area comprises a rectangle of lawn with bark borders planted with a wide variety of shrubs.

Between the garage and residence there is a covered passageway with former coal house which provides access to the rear garden which is part laid to paving slabs, a concrete pathway and lawn areas. The property also has the benefit of an OUTSIDE WC with low level suite.



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.

COUNCIL TAX BAND C

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.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed into Eign Street and follow through into Whitecross Road. Continue for the length of Whitecross Road and at the roundabout take the first exit into Wordsworth Road and Number 15 will be identified on the left hand side.

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.

14th March 2026

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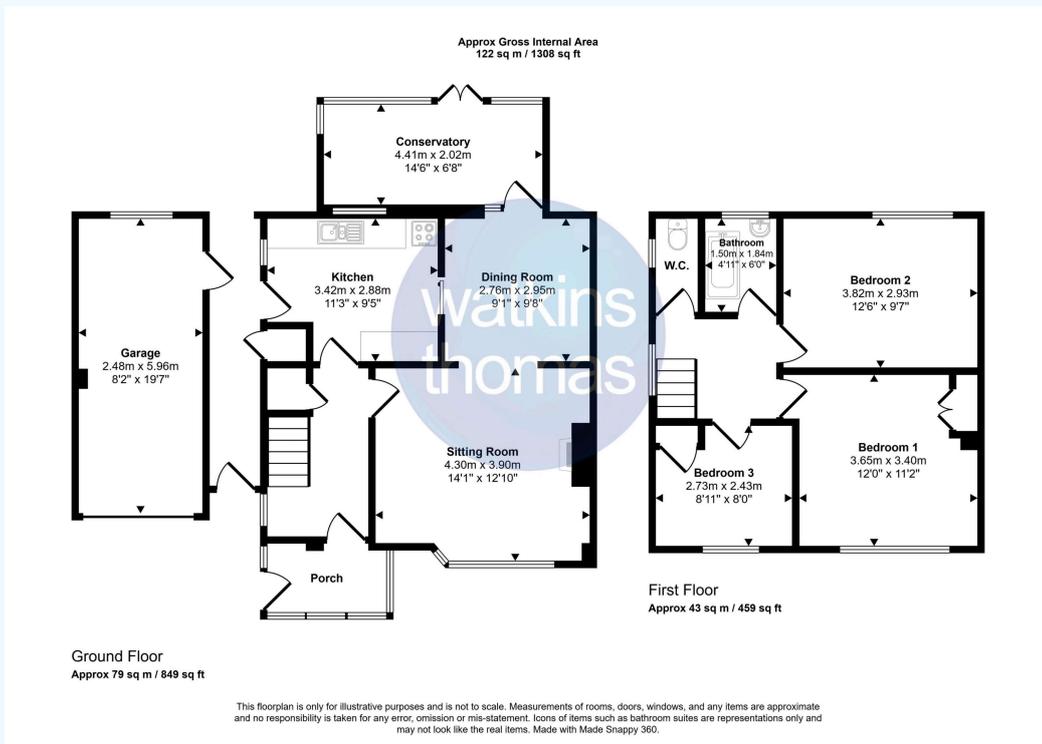
ENERGY PERFORMANCE CERTIFICATE

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.

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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.



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