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### **5 Rankin Road, Whitecross, Hereford, HR4 0QD**

*Located just off Wordsworth Road in the Whitecross residential district, about one mile west of central Hereford, a substantial and much improved semi detached home with wide driveway, garage and garden.*

**£282,500 (Freehold)**

## 5 Rankin Road, Whitecross, Hereford, HR4 0QD

### LOCATION

Rankin Road lies between Wordsworth Road and Langland Drive in the Whitecross residential district, which lies about one mile west of central Hereford. In the locality there are a range of amenities, including primary and secondary schools. 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

5 Rankin Road is a substantial semi detached home, which is centrally heated and double glazed. The property is well presented throughout and has a hallway, sitting room, dining room with conservatory off together with a fitted kitchen. On the first floor there are three bedrooms and a bathroom. The property has a wide driveway, a garage with lean to and at the rear there is a south facing garden area. In more detail, the accommodation comprises;

### ON THE GROUND FLOOR:

Entrance porch with a double glazed door to;

#### Reception Hall

3.45m (11'4) x 2.01m (6'7)

With stairway off, double glazed window to the side, radiator, wall mounted thermostat, door to under stair store cupboard and with a feature tile effect floor. Doors to kitchen and;



#### Sitting Room

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

With a double glazed half bay window to the front, shelving in former fireplace, radiator and with a 5' wide opening to;



#### Dining Room

2.92m (9'7) x 2.82m (9'3)

With radiator, door to the fitted kitchen and double glazed sliding patio door to;



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### Conservatory

3.35m (11') x 2.74m (9') (approximately)

With double glazed elevations off a brick base and with a pair of double glazed doors opening to the rear. Triplex roof and wood laminate flooring. Radiator.



### Kitchen

3.43m (11'3) x 2.92m (9'7)

With an attractive range of base cupboards and drawer units with soft close doors and having wood block working surfaces over, small brick effect tiled surrounds and with eye level cabinets. Shelving and with a composite sink unit with drainer and mixer tap, built in hob with splashback, built in dishwasher and built in electric oven with housing above and below. Ceiling strip lights, quarry tiled flooring, second door to the hallway and door to side passage.



### ON THE FIRST FLOOR:

### Landing

2.46m (8'1) x 2.06m (6'9) (including head of stairs)

With a double glazed window to the side, access hatch to loft space and with doors to;



### Bedroom 1

3.66m (12') x 3.48m (11'5)

With a double glazed window to the front, part panelling to wall around head of bed, contemporary style radiator, painted floorboards and along one wall there are three sets of double doors and two single doors to the wardrobe areas.

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### Bedroom 2

3.96m (13') x 2.95m (9'8)

With a double glazed window overlooking the rear garden and with a radiator with cover.



### Bedroom 3

2.62m (8'7) x 2.44m (8')

With a double glazed window to the front, fitted shelving over head of stairs and with wood laminate flooring.

### Bathroom

2.36m (7'9) x 1.7m (5'7)

With modern white suite comprising bath, low level WC and pedestal wash basin with mixer tap. Part tiled walls, sunken ceiling lights, extractor unit, two double glazed windows, feature tiling to floor and ladder type radiator.



### OUTSIDE:

At the front of the property there is a double width block paviour driveway, adjacent to which there is a stone hard standing area and a pair of doors provide access to the;



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### Garden

Behind sleeper type borders, there is a raised garden area at the front with a central stoned area and deep beds featuring a variety of shrubs and plants, including heathers and spring bulbs. The rear garden area enjoys a southerly aspect and at a lower level there is a paving stone patio with the upper part laid to lawn. Surrounding the lawns there are deep borders which are planted with shrubs. Boundaries are largely made up of timber panelling. The rear garden enjoys a southerly aspect.

### Garage

4.83m (15'10) x 2.44m (8')

In which is housed the washing machine and a door opens to a shower room and a lean to store which is approximately 20' x 4' 8 wide. This area is provided with electric light.

### Shower Room

2.26m (7'5) x 1.27m (4'2)

With a walk in shower cubicle with a thermostatically controlled shower unit and shower boarded walls and extractor unit. Low level WC and pedestal wash basin. Again, walls are part shower boarded. Radiator.

### 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.

### 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 east 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 then turn right into Rankin Road where the property will be identified on the right hand side.

### 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).

16th March 2026

ID42397

## 5 Rankin Road, Whitecross, Hereford, HR4 0QD

### 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		82 B
69-80	C		
55-68	D	68 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.

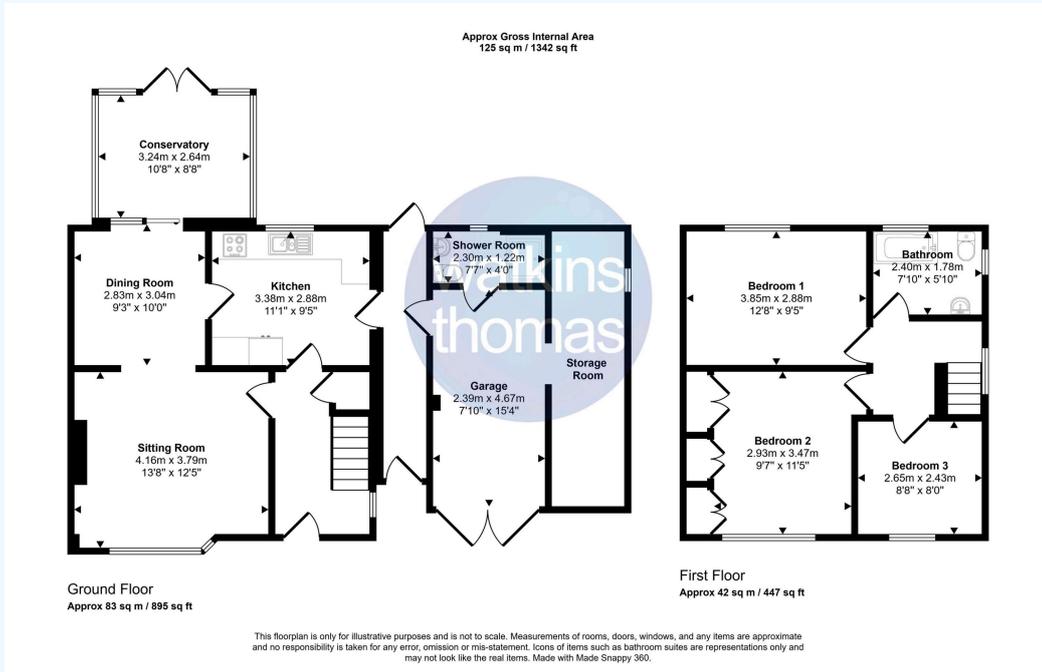
For properties in England and Wales:

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

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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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