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17 Ranelagh Street, Whitecross, Hereford, HR4 0DT

'An attractive period house, set above a no through road in the Whitecross district and offering extensive accommodation arranged over three levels together with cellar and garage. With central heating and double glazing the house has side and rear garden areas which enjoys a south westerly aspect'

£360,000 (Freehold)

17 Ranelagh Street, Whitecross, Hereford, HR4 0DT

LOCATION

Ranelagh Street is located off Whitecross Road about one mile west of central Hereford. The property lies within the Whitecross district which is served by an extensive range of facilities and amenities together with a secondary school and Hereford as a whole offers a range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

17 Ranelagh Street is a semi detached period house which has been the subject of a schedule of refitting and upgrading works which have resulted in the provision of a comfortable home with accommodation arranged over three levels. There is also a cellar area and garage together with a rear garden. Centrally heated and double glazed the property offers:

ON THE GROUND FLOOR:

Reception Hall

7.32m (24'0) x 1.3m (4'3) (including stairwell)

With part having a ceiling height of approximately 8'5 and approached through a composite door with leaded double glazed upper panels with double glazed window over, decorative corning, radiator with cover, wood grain effect flooring, stairway with wooden banister and hand rail to the first floor, decorative moulding and having a door to the lower ground floor, glazed panelled door to the breakfast room, door with glazed upper panels to:



The Open Plan Living Room

7.47m (24'6) (maximum) x 3.66m (12') (maximum)

Which in parts comprises:



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Sitting Area

With a double glazed bay to the front, decorative ceiling cornice, two sets of downlighters, radiator and with a wall mounted electric fire. An 8'1 opening then provides access to:



The Dining Room

With a double glazed window, wooden sill, radiator and feature wood flooring. Door to:

Breakfast/Morning Room

3.15m (10'4) x 2.77m (9'1)

With painted timber ceiling, decorative archway, radiator, wood grain effect flooring and a pair of double glazed French doors to the side garden. Radiator. Door to:



The Kitchen

3.48m (11'5) x 2.62m (8'7)

With a double glazed window overlooking the rear garden with blind and having sunken ceiling lights. Extensive range of modern base cupboard and drawer units with roll edged working surface over, feature upstand, deep and shallow eye level cabinets, built-in Rangemaster six ring cooker with five ring gas hob, two ovens together with an electric plate. Feature splashback with cooker hood over, stainless steel sink unit with flexible head mixer tap and adjacent drainer, built-in dishwasher, built-in microwave and with tall storage cupboards. Opening to:



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The Utility Room

3.12m (10'3) x 1.91m (6'3)

With a double glazed window to the side and double glazed door to the rear, space for an American style freezer, built-in cupboard with adjacent space and plumbing for appliances, double eye level cupboard. contemporary style radiator, coved ceiling and wood grain effect flooring.



Cloakroom

1.75m (5'9) x .86m (2'10)

With white suite comprising low level wc with wash basin and cupboards below. Part tiled walls and double glazed window.

ON THE FIRST FLOOR:

Landing

Approached over a stairway with wooden banister, picture rail, stairway off to the second floor and with doors with glazed upper panels to:

Bedroom 1

3.45m (11'4) x 3.35m (11')

With a double glazed window to the rear. Radiator.

Bedroom 2

3.84m (12'7) x 2.9m (9'6)

With a double glazed window to the front. Radiator.



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Bedroom 3

2.92m (9'7") x 2.24m (7'4")

With a double glazed window to the front, coved ceiling, radiator and door to a deep cupboard with radiator.



Agent's Note

Bedrooms 2 and 3 were formerly one room and had an overall dimension of 12'7" x 17'.

Bathroom

3.4m (11'2") x 2.79m (9'2")

Attractively arranged room and having a four piece suite comprising a slipper style bath on feet, mixer tap with shower spray attachment, wide shower cubicle with shower boarded walls, pedestal wash basin and low level wc. Radiator, wood grain effect flooring and part with exposed painted brick walls, feature beam over with double glazed window and sunken ceiling lights. Door to boiler cupboard with wall mounted combination boiler.

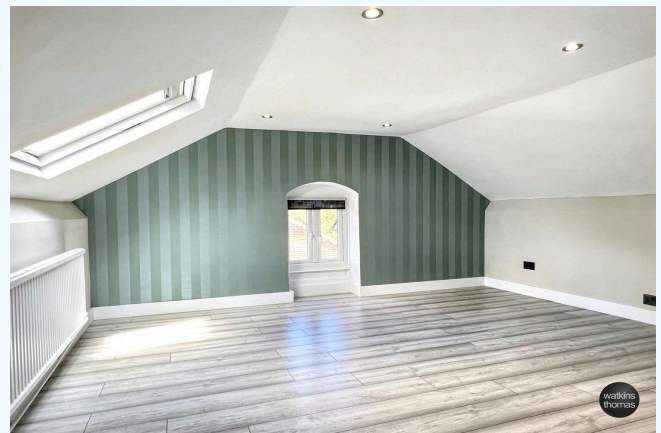


ON THE SECOND FLOOR:

Bedroom 4

4.22m (13'10") x 5m (16'5") (maximum)

With a velux type window to the rear, double glazed window to the side, radiator, sunken ceiling lights and wood grain effect flooring. Eaves storage cupboard and wardrobe area (it should be noted that this bedroom was created at the time that the property was built and that the stairs are steep and semi circular in design)



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ON THE LOWER GROUND FLOOR:

Cellar Area

3.89m (12'9) x 4.95m (16'3)

With a ceiling height of approximately 5'9 and having a light and power point together with tunnel access to the front pavement. The tunnel is approximately 11'9 x 3'4 and is approximately 6'1 deep.



OUTSIDE:

At the front of the property there is an iron gate and five stone steps rise to the front door. The front garden area is pebbled and has numerous individual plants and shrubs. A side gate opens to a wide side garden area (approximately 16') which includes a pavement with adjacent lawn border. There is a decked and stone seating area from the breakfast room.

At the rear of the property there is a garden area comprising a shaped sun terrace, concrete area, raised beds and borders and a corner seating area. Throughout the rear garden there are mature trees and the rear garden enjoys a south and westerly aspect.



GARAGE

From Ranelagh Street the property has the benefit of a garage (16' x 9'9) with a ceiling height of about 7'. There are sliding wooden doors to the front, electric light and power points.

COUNCIL TAX BAND C

Payable to Herefordshire Council

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BROADBAND & MOBILE PHONE

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 west into Eign Street and follow through into Whitecross Road. Continue along Whitecross Road and Ranelagh Street will be identified on the right hand side with Number 17 being denoted 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.

6th June 2026

ID43109

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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 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		
39-54	E	46 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.