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23 Coleridge Crescent, Whitecross, Hereford, HR4 0QH

'Situated to the north west of Hereford City a well presented, three bedroom, end of terrace family home with the added benefit of gas central heating, double glazing (where specified), off road parking and enclosed rear garden'

£250,000 (Freehold)

Residential Sales

23 Coleridge Crescent, Whitecross, Hereford, HR4 0QH

LOCATION

The property is located in the popular Whitecross district which lies to the north west of Hereford City. 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 three bedroom end of terrace family home with gas central heating, double glazing (where specified), off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, dining room, kitchen, study, first floor landing with access to three bedrooms, bathroom and separate wc. In more detail the accommodation comprises: canopy style entrance porch with upvc double glazed panelled entrance door leading to the entrance hall.

ON THE GROUND FLOOR:

Canopy Style Entrance Porch

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

Entrance Hall

With front aspect double glazed window, panelled radiator, tiled flooring, stairs to the first floor, smoke alarm, door to the kitchen and sitting room.

Sitting Room

3.63m (11'11") x 3.05m (10')

With front aspect double glazed window, panelled radiator, laminated flooring, wall mounted electric fire with decorative surround and access to the dining room.



Dining Room

3.02m (9'11") (maximum) x 2.87m (9'5")

With rear aspect double glazed window and double glazed door to the rear garden, laminated flooring, panelled radiator and door to the kitchen.



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Kitchen

4.42m (14'6) (maximum) x 2.18m (7'2) (widening to 10'2)

With two rear aspect double glazed windows, a range of units comprising sink drainer unit with work surface, a range of wall and base mounted units, plumbing and space for washing machine, plumbing and space for slimline dishwasher, space for range cooker, space for upright fridge/freezer, vinyl flooring and door to the study.



Study

2.21m (7'3) x 1.8m (5'11)

With front aspect double glazed window and vinyl flooring.

ON THE FIRST FLOOR:

Landing

With smoke alarm, airing cupboard, doors to bedrooms, bathroom and separate wc.

Bedroom 1

3.68m (12'1) x 3.07m (10'1) (plus door recess)

With front aspect double glazed window, built-in wardrobe and panelled radiator.

Bedroom 2

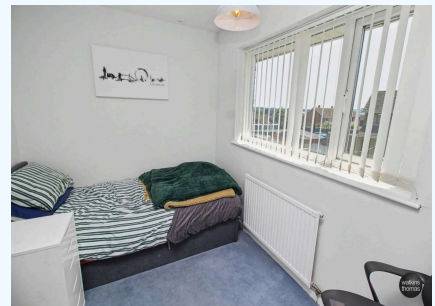
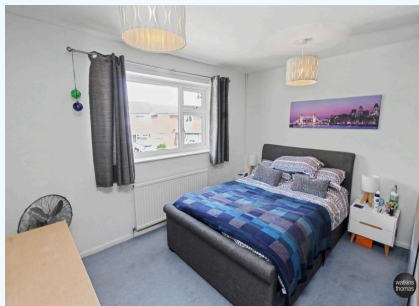
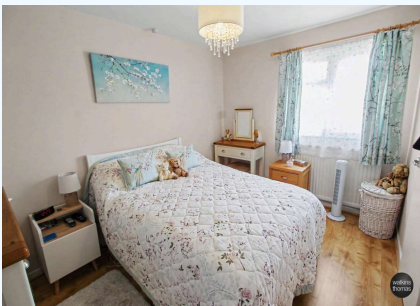
3.61m (11'10) x 2.67m (8'9)

With front aspect double glazed window, panelled radiator, access hatch to loft space, built-in wardrobe and laminated flooring.

Bedroom 3

2.74m (9'0) x 2.26m (7'5)

With rear aspect double glazed window, panelled radiator and built-in wardrobe.



Bathroom

With rear aspect window and suite comprising panel enclosed bath with electric shower over, pedestal mounted wash hand basin, panelled radiator, partially tiled wall surround and tiled flooring.

23 Coleridge Crescent, Whitecross, Hereford, HR4 0QH

Separate WC

With rear aspect window, low flush wc, panelled radiator and vinyl flooring.



OUTSIDE:

To the front of the property is a tarmacadam driveway giving access to the front door. A side path gives access to the side of the property where there is a lawn garden enclosed by hedging with a STORAGE SHED and side gate giving access to the rear garden.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with various shrub borders and useful STORAGE SHED. The garden is enclosed by hedging and fencing to provide a degree of privacy.



COUNCIL TAX BAND B

Payable to Herefordshire Council

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.

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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 Barton Road. Continue into Breinton Road and then into Westfaling Street. At the roundabout take the second exit onto Westfaling Street and continue along the road taking the second turning on the right hand side into Barrie Road. Take the first left into Coleridge Crescent where the property is located 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

30th June 2026

ID43322

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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.

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.

