Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk





7 White Horse Square, Whitecross, Hereford, HR4 0HD

'Situated to the north of Hereford City, a well presented, two bedroom, extended semi detached family home, with gas central heating, double glazing, off road parking and enclosed rear garden'

£255,000 (Freehold)

Residential Sales

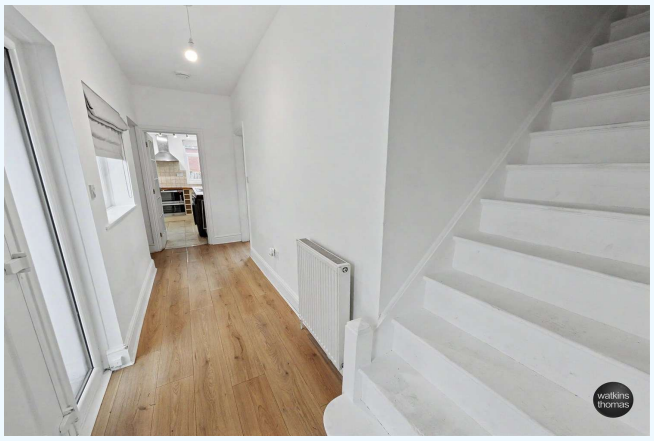
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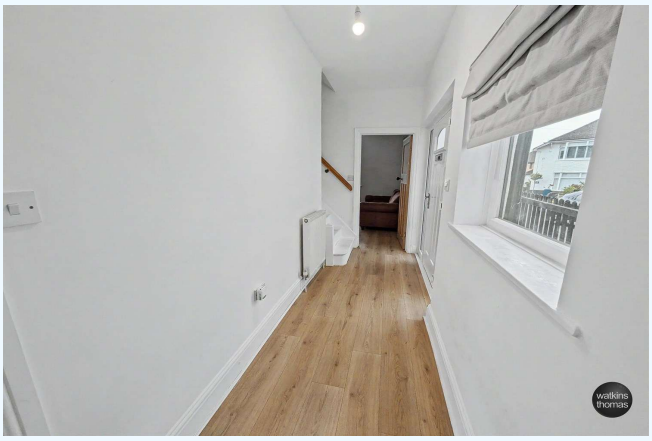
LOCATION
The property is located to the north west of Hereford City in the popular Whitecross district. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION
The subject property is a well presented, extended, two bedroom semi detached home with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, dining room, kitchen, first floor landing with access to two double bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall
A side aspect double glazed panelled entrance door leads to the entrance hall with side aspect double glazed window, panelled radiator, stairs to the first floor, door to the sitting room, dining room and kitchen.



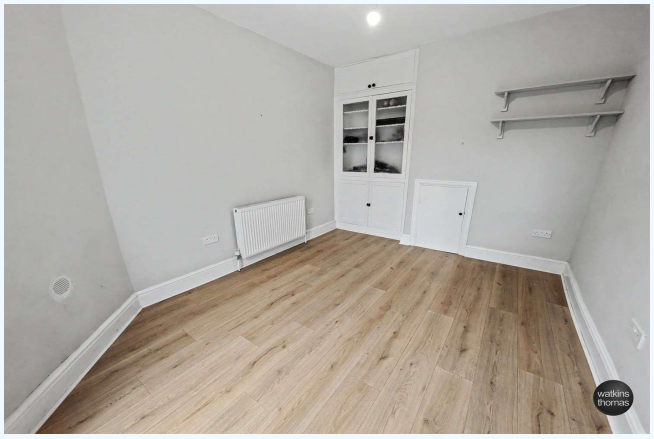


Sitting Room
4.11m (13'6) (maximum) x 3.89m (12'9) (maximum - irregular shaped room)
With front aspect double glazed half bay window, panelled radiator, laminated flooring, television point and smoke alarm.



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Dining Room
3.63m (11'11) (maximum to the cupboard) x 2.84m (9'4)
With rear aspect double glazed French doors opening and giving access to the rear garden, panelled radiator, laminated flooring and storage cupboard.





Kitchen
3.18m (10'5) x 2.69m (8'10)
With rear and side aspect double glazed windows. A range of units comprising 1½ bowl stainless steel sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, integrated electric double oven and hob with cooker hood over, tiled flooring, integrated fridge freezer, integrated dishwasher and double glazed door giving access to the rear garden.



ON THE FIRST FLOOR:

Landing
With access hatch to loft space, panelled radiator, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1
3.56m (11'8) (maximum to the wardrobe) x 3.38m (11'1) (maximum into bay)
With front aspect double glazed half bay window, panelled radiator, original fire surround and built-in wardrobes.

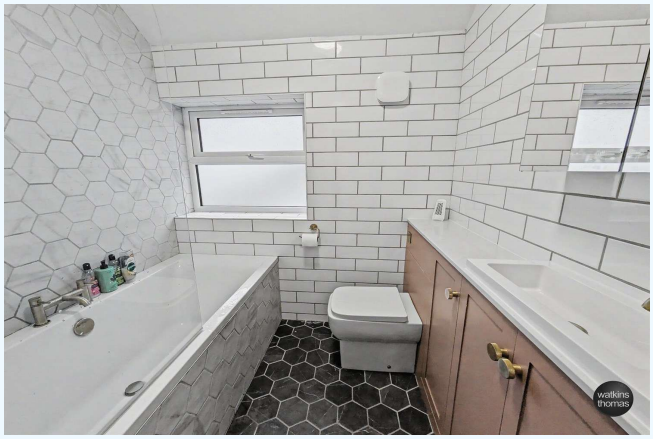
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Bedroom 2
4.22m (13'10) x 2.77m (9'1) (maximum)
With two rear aspect double glazed windows and panelled radiator.





Bathroom
1.96m (6'5) x 1.68m (5'6)
With side aspect double glazed window, suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower over, low flush wc, vanity wash hand basin, fully tiled wall surround, under floor heating and tiled flooring.



OUTSIDE:
To the front of the property is a gravel parking area with path giving access to the front door.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. There is a useful storage shed and the garden is enclosed by fencing to provide a degree of privacy.

COUNCIL TAX BAND C
Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE
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
Proceed out of Hereford along Whitecross Road turning left into White Horse Street. Take the third turning right into White Horse Square, go around the left hand bend and the property is located on the left hand side as indicated by the agents for sale board.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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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.

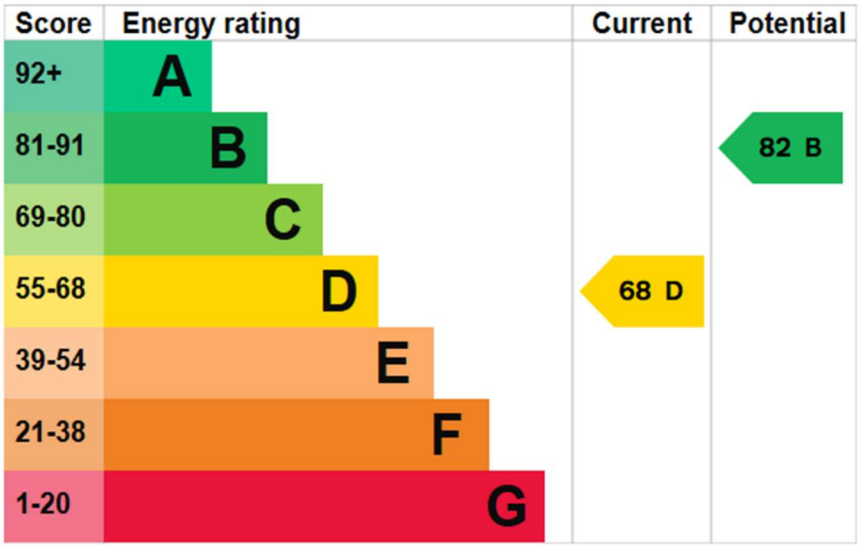
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ENERGY PERFORMANCE CERTIFICATE
An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



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.

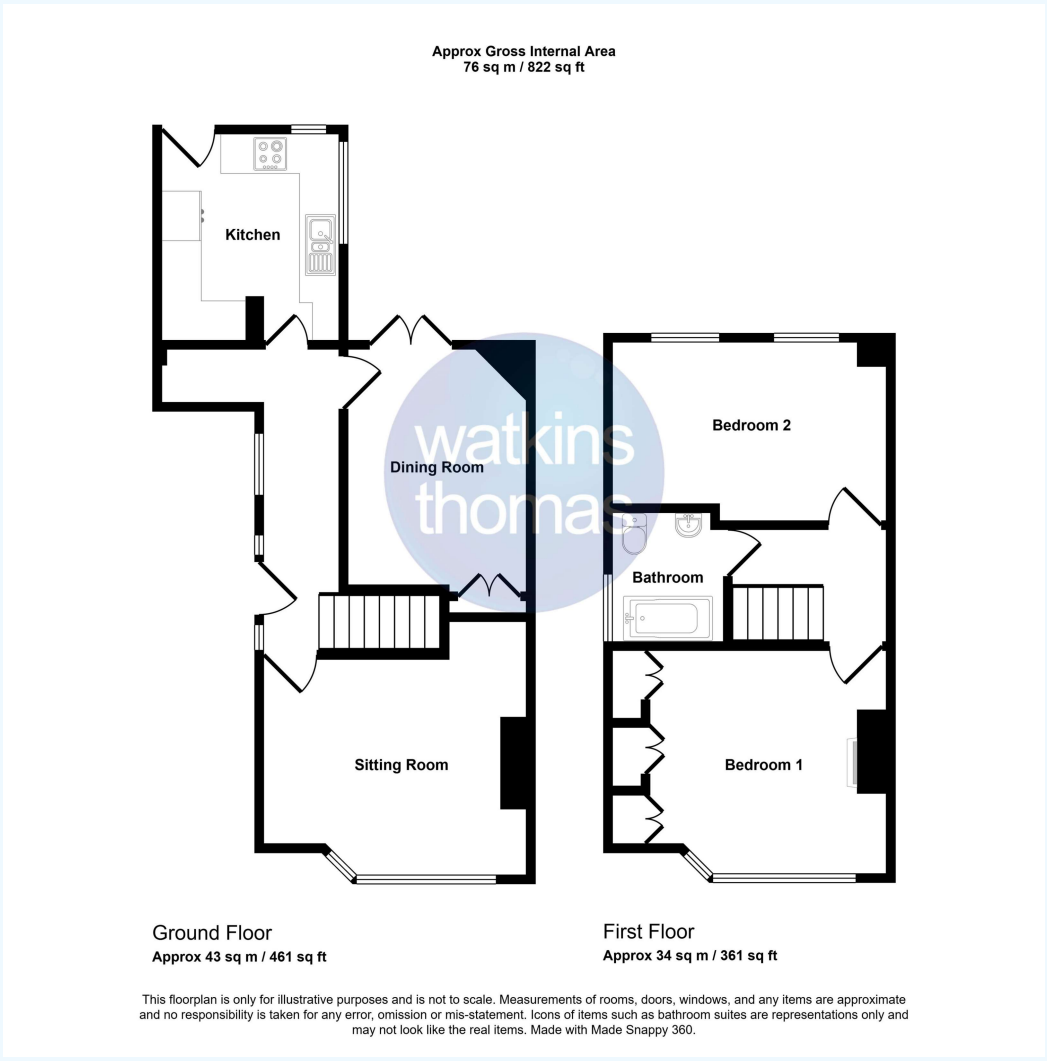
For properties in England and Wales:

- 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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