Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



35 Apple Grove, Whitecross, Hereford, HR4 0EA

Situated to the north of Hereford City in the popular Whitecross district, a well presented, four bedroom detached family home with off road parking, garage and enclosed rear garden.

£385,000 (Freehold)

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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 including local shops, school, church, public house 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, four bedroom detached family home, with gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/dining room, utility, cloakroom, first floor landing with access to four bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch
With front aspect double glazed panelled door leading to the entrance hall.

Entrance Hall
With panelled radiator, thermostat for central heating, stairs to the first floor, inset spot lights, smoke alarm, door to the kitchen, sitting room, garage and tiled flooring.

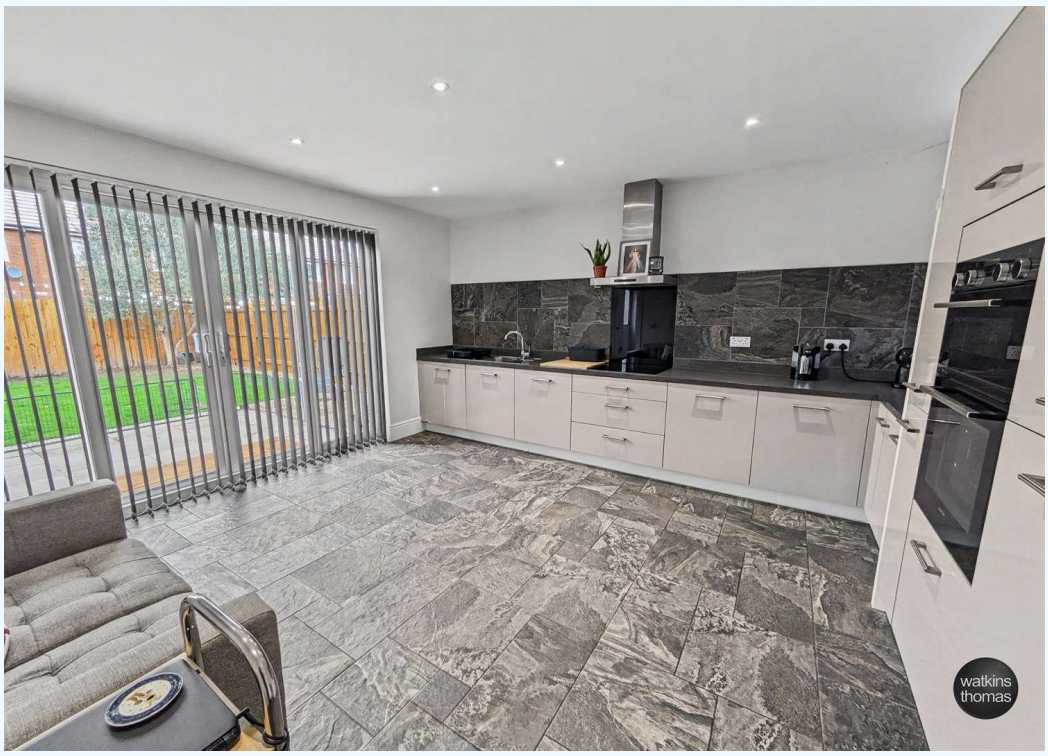
Sitting Room
5.16m (16'11) x 3.4m (11'2)
With front aspect double glazed window, panelled radiator, television point and inset spotlights.





Kitchen/Dining Room
4.52m (14'10) x 4.19m (13'9)
With two rear aspect double glazed windows, a range of units comprising stainless steel 1½ bowl sink drainer unit, work surface, tiled splash backs, a range of wall and base mounted units, integrated electric oven and hob with cooker hood over, integrated fridge freezer, smoke alarm, door to the utility and double sliding doors giving access to the rear garden.

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Utility Room
3m (9'10) x 1.73m (5'8)
With rear aspect double glazed window, under-stairs storage cupboard, stainless steel sink drainer unit with work surface, base units under, plumbing and space for washing machine, panelled radiator, extractor fan, inset spot lights, tiled flooring, door to the cloakroom and rear aspect double glazed door to the garden.



Cloakroom
With rear aspect double glazed window, low flush wc, wash hand basin with tiled splash back, inset spot light and tiled flooring.

ON THE FIRST FLOOR:

Landing
With rear aspect double glazed window, panelled radiator, smoke alarm, access hatch to loft space, airing cupboard and inset spot lights.

Bedroom 1
3.4m (11'2) (plus door recess) x 3.4m (11'2)
With front aspect double glazed window, panelled radiator, built-in wardrobe with sliding mirror doors, inset spotlights and thermostat for central heating.

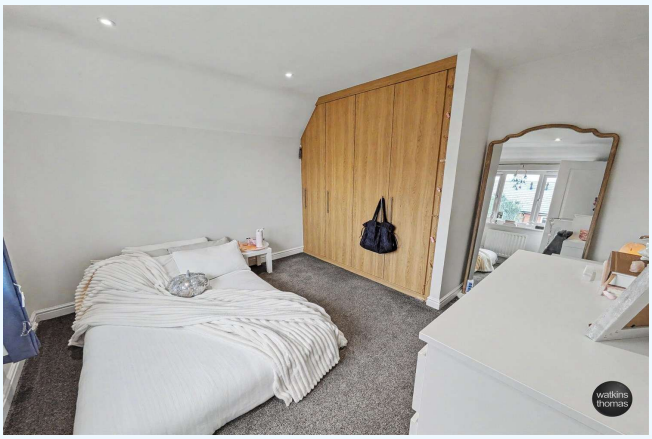
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En-Suite Shower Room
With front aspect double glazed window, suite comprising double shower cubicle, thermostatically controlled shower, low flush wc, wash hand basin, shaver point, heated towel rail, extractor fan and inset spot lights.



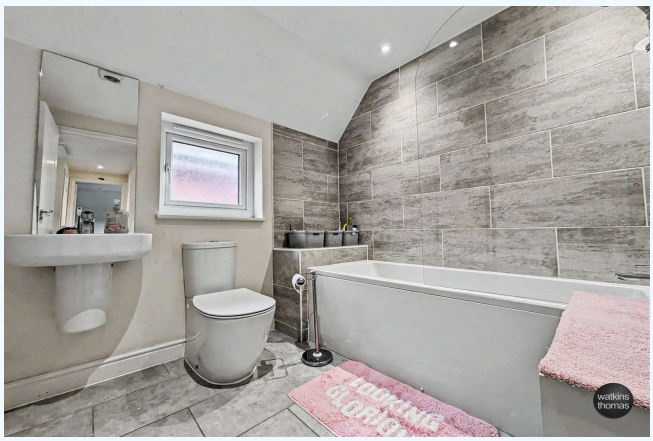

Bedroom 2
3.33m (10'11) (maximum) x 3.18m (10'5)
With front aspect double glazed window, built-in wardrobes, panelled radiator and inset spotlights.

Bedroom 3
3.35m (11'0) x 3.23m (10'7)
With rear aspect double glazed window, panelled radiator, built-in wardrobe and inset spotlights.

Bedroom 4
3.12m (10'3) x 3.28m (10'9)
With rear aspect double glazed window, panelled radiator and inset spotlights.

Bathroom
2.26m (7'5) x 2.03m (6'8)
With side aspect double glazed window, suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower over. Low flush wc, wash hand basin, shaver point, heated towel rail, inset spot lights, extractor fan, partially tiled wall surround and tiled flooring.



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OUTSIDE:
To the front of the property is a landscaped garden enclosed by hedging and driveway giving access to the GARAGE which has an up and over door, power and lighting.

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





COUNCIL TAX BAND E
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
Proceed out of Hereford along the Whitecross Road. After passing Holy Trinity Church on the right take the right hand turning into Baggallay Street. Continue for the length of Baggallay Street and turn right into Apple Grove where the property is located on the left 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.

3rd November 2026
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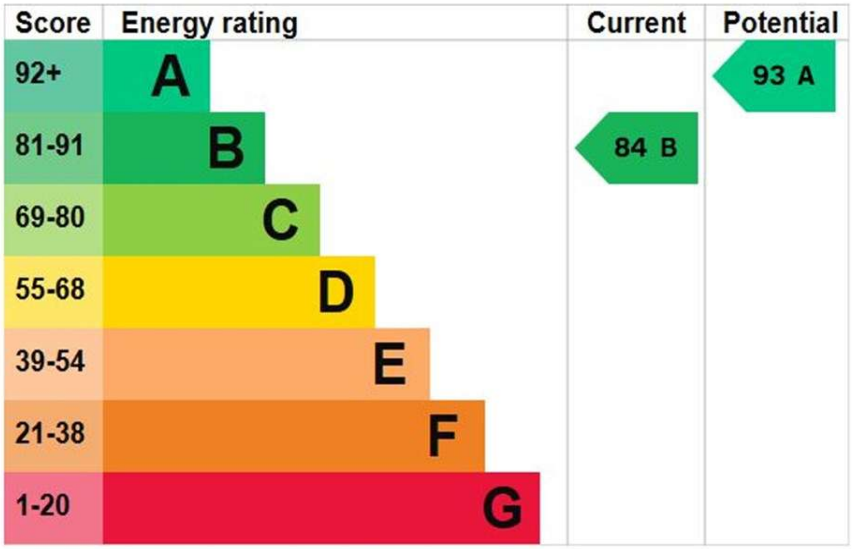
ENERGY PERFORMANCE CERTIFICATE

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.

Energy rating and score

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

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.

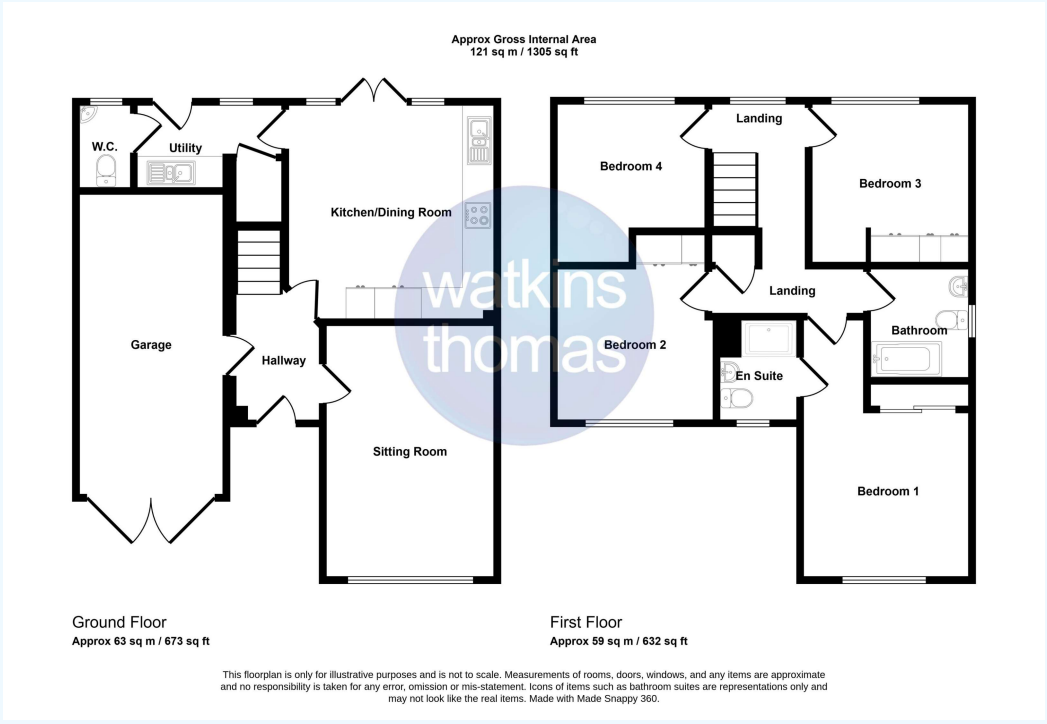
For properties in England and Wales:

- 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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