

FOR
SALE



18 Shakespeare Road, Whitecross, Hereford HR4 0JN

£245,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this popular residential location, a well maintained 3 bedroom semi-detached house offering ideal family/first time buyer accommodation. The property has the added benefit of gas central heating, double glazing, 3 good sized bedrooms, attractive gardens and we recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Well maintained 3 bedroom semi-detached house*
- *Modern fitted kitchen & diner*
- *Gas central heating and double glazing*
- *Ideal family home*
- *Must be viewed*



ROOM DESCRIPTIONS

Spacious Reception Hall

With fitted carpet, central heating thermostat, double radiator, double glazed side window, carpeted staircase to the first floor, under stairs storage area, coat hooks and door to the

Lounge

With fitted carpet, large double glazed window to the front aspect., coved ceiling, double radiator and feature fireplace with hearth, display mantle and built in coal effect living flame gas fire.

Kitchen/Dining Room

With single drainer sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces with tiled splashbacks, tiled floor, built in oven and 4 ring induction hob with cooker hood over, double glazed window overlooking the rear patio and garden, space and plumbing for washing machine, space for a fridge/freezer, central work station/breakfast bar, space for a dining table, radiator, double glazed door to the side, useful cupboard also housing the central heating boiler.

First Floor Landing

With fitted carpet, double glazed window to the side, access hatch to the loft space.

Bedroom 1

With fitted carpet, radiator, a range of wardrobes with sliding doors and double glazed windows to the front aspect enjoying a fine view across Hereford city.

Bedroom 2

With fitted carpet, radiator, space for wardrobes, double glazed window to the rear.

Bedroom 3

With fitted carpet, radiator, built in bed unit and double glazed window to the front aspect enjoying a fine outlook.

Bathroom

With white suite comprising a bath with shower unit over, pedestal wash hand basin, mirror fronted medicine cabinet, ladder style towel rail/radiator, vinyl flooring and double glazed window with roller blind.

Separate WC

With low flush cistern, radiator, double glazed window with roller blind.

Outside

To the front of the property there is an attractive garden interspersed with a variety of flowers and shrubs, enclosed by hedging and with a paved pathway leading up to the front entrance door and continuing to the side to allow access to the rear.

To the immediate rear of the property there is a good sized paved patio providing the perfect entertaining space and with the rear garden facing south it creates a perfect suntrap. the remainder of the garden is mainly laid to lawn and bordered by flowers and shrubs, well enclosed for privacy and with a large concrete base perfect for installing a garden outbuilding. There is also a useful outside store and garden shed.

Agent's Note

In line with the estate agents act of 1979 we are obliged to point out that the owner of this property is connected to an employee of Flint and Cook.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band C - £2,158.98 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city along Whitecross Road turning left into Holmer Street, after approximately 600 yards turn right into Shakespeare Road.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

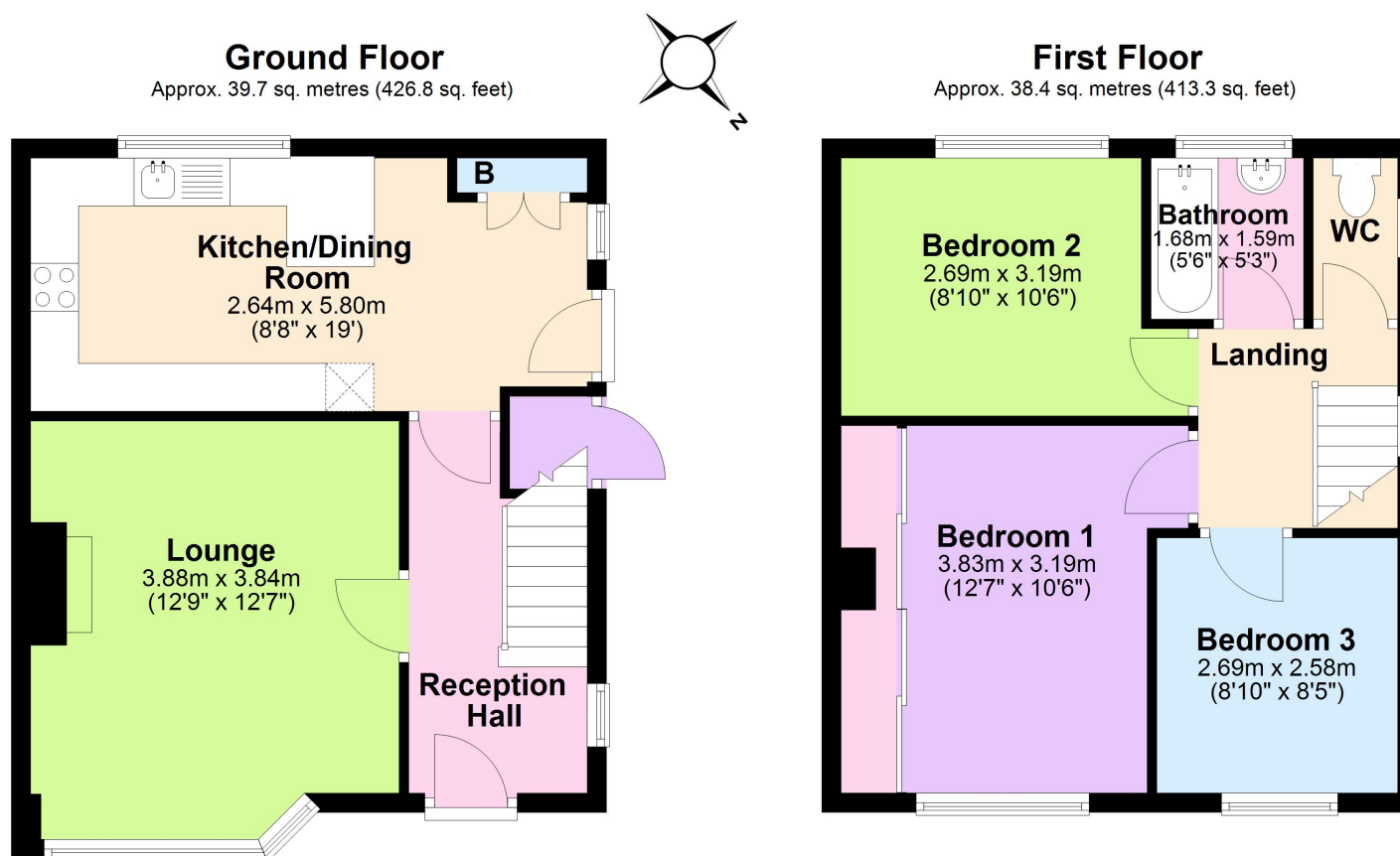
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 78.0 sq. metres (840.1 sq. feet)
18 Shakespeare Road, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		