

FOR
SALE



226 Whitecross Road, Hereford HR4 0DJ

£299,950 - Freehold

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

PROPERTY SUMMARY

Pleasantly situated in this well established residential location, a deceptively spacious 3-bedroom extended semi-detached house offering ideal family accommodation.

The property has double-glazing, gas central heating, generously sized living accommodation, good-size rear garden, and we recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Spacious 3-bedroom extended semi*
- *3 reception rooms*
- *Good-size side and rear garden*
- *Garage and driveway*
- *Ideal family home*



ROOM DESCRIPTIONS

Entrance porch

Approached through sliding glazed door, partially double-glazed door to the

Reception hall

Carpet, staircase to first floor, understairs store cupboard, central heating thermostat, radiator with display shelf over, door to

Lounge

Carpet, window to front, radiator with display shelf over, feature fireplace with hearth, display mantle and built-in gas coal-effect fire, door to

Dining room

Carpet, door to kitchen and sliding door to

Snug

Carpet, radiator, sliding patio door to rear garden, door to Rear Lobby.

Kitchen

Wall and base cupboards with worksurfaces, double drainer sink unit, space for appliances, radiator, access from the reception hall, window to side, archway to the

Rear lobby

Partially double-glazed door to rear garden, door to the

Cloakroom

Low flush WC, pedestal wash hand basin, radiator, window, extractor fan.

First floor landing

Side window, access hatch to loft space.

Bedroom 1

Carpet, radiator, window to front, space for wardrobes, built-in airing cupboard.

Bedroom 2

Carpet, radiator, window to rear, fitted double wardrobe with overhead cupboard.

Bedroom 3

Radiator, window to front.

Bathroom

Bath with shower unit over, wash hand basin, WC, radiator, window.

Outside

To the front of the property there is an attractive lawned garden bordered by flowers and shrubs, and a driveway providing off-road parking facilities and leading to the Garage with up-and-over door, light, power, ample storage and personal door to rear.

One of the main features of the property is the good-size garden to the side and rear, mainly laid to lawn perfect for a family with large paved area providing a perfect entertaining space, and all enclosed to maintain privacy. Side access gate, outside tap, electric light.

Services

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

Outgoings

Council tax band D, payable 2024/25 £2307.34. Water and drainage rates are payable.

Viewing

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

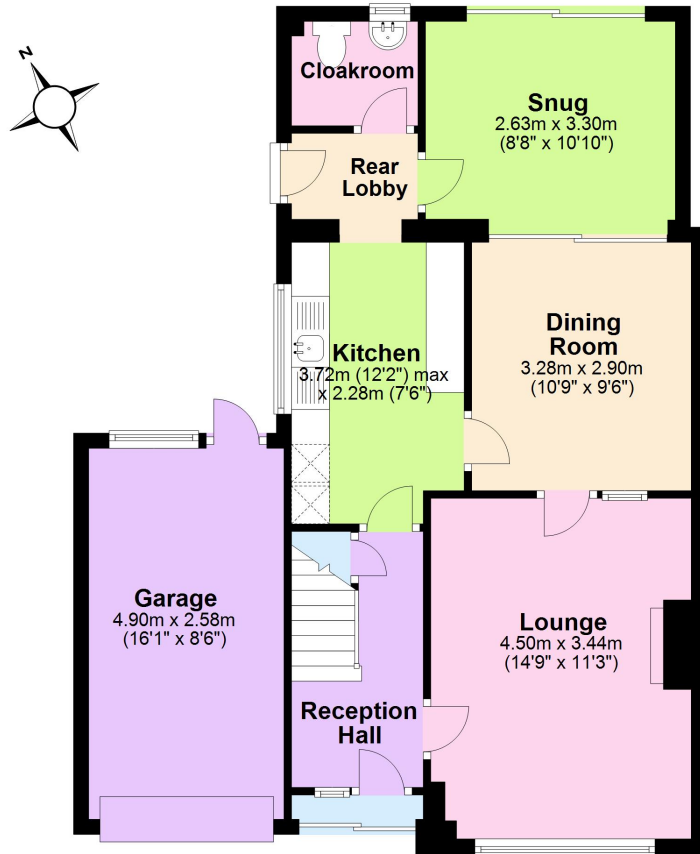
Directions

Proceed west out of Hereford along Eign Street, continuing into Whitecross Road. Just before reaching the Whitecross roundabout, turn right into the slip road and number 226 is immediately on your right-hand side.

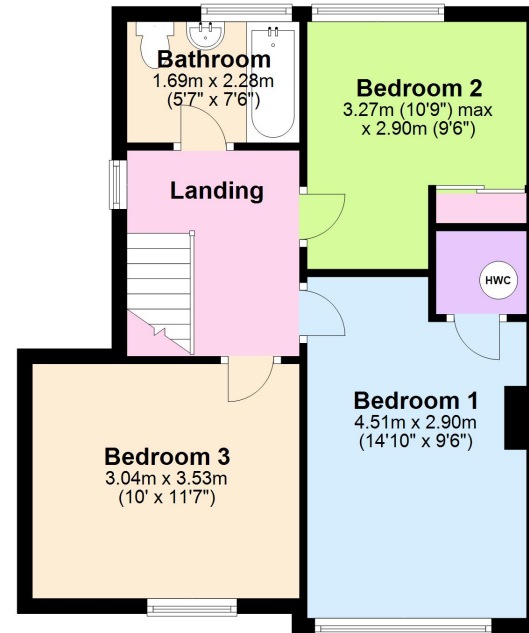
Money laundering regulations

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

Ground Floor
Approx. 67.9 sq. metres (730.9 sq. feet)



First Floor
Approx. 44.7 sq. metres (480.6 sq. feet)



Total area: approx. 112.6 sq. metres (1211.6 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

226 Whitecross Road, Hereford

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		