

FOR
SALE



226 Whitecross Road, Hereford HR4 0DJ

£310,000 - 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.

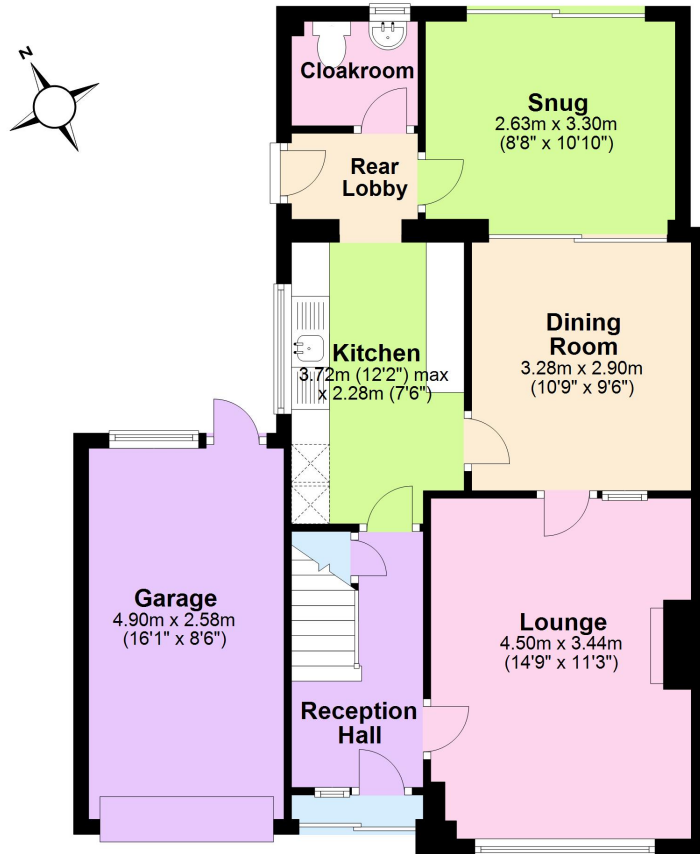
Directions

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.

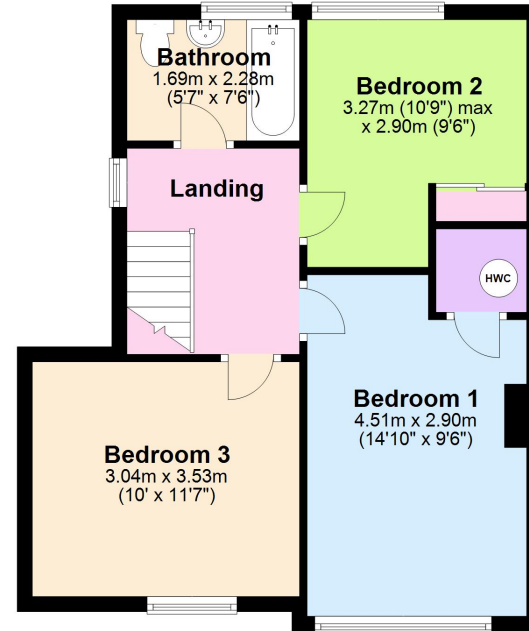
Money laundering regulations

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

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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			