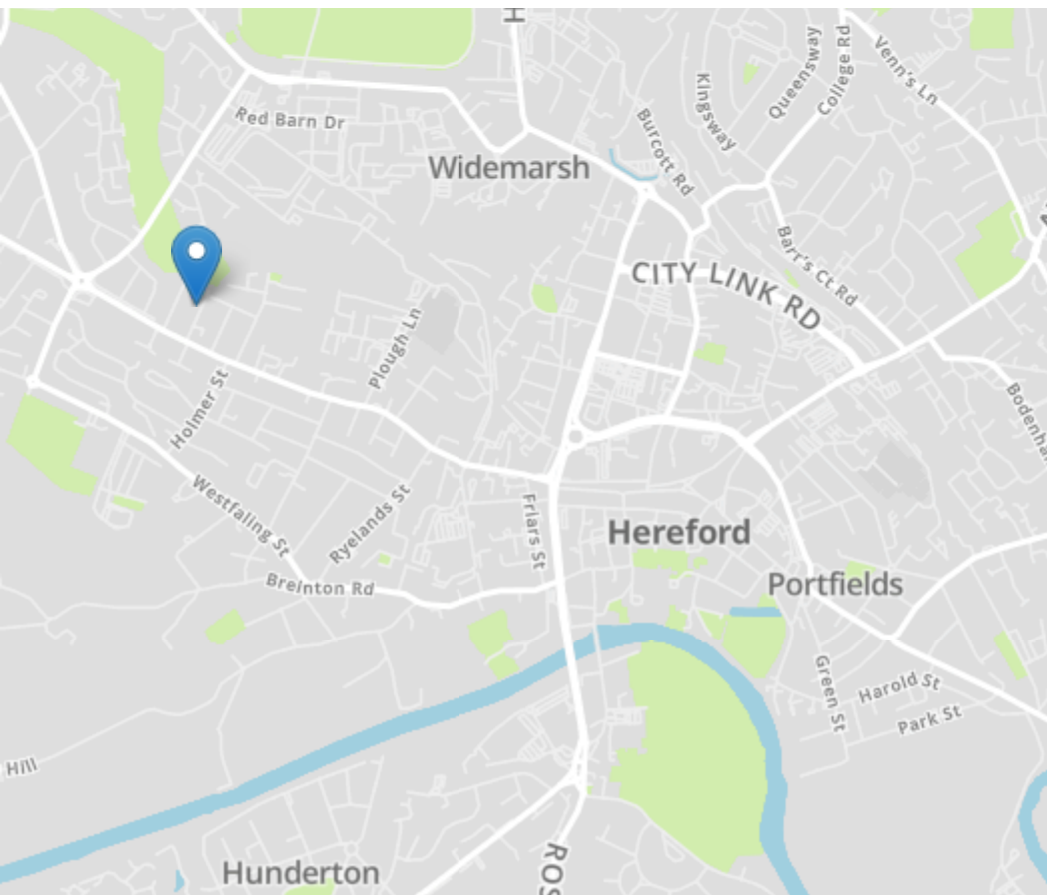




DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road and after approximately 0.7 turn right onto Ingestre Street and the property can be found on the left hand side as indicated by the Agent's 'For Sale' board. For those who use 'What3words' //lakes.even.helps.



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'D'.

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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		69	82

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

11 Ingestre Street
Hereford HR4 0DU

£450,000



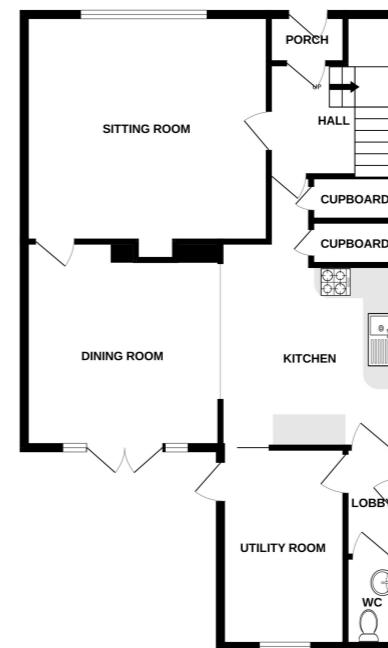
• Fully renovated • No onward chain • Wealth of off-road parking • Three bedroom • Large master en-suite

Hereford 01432 343477

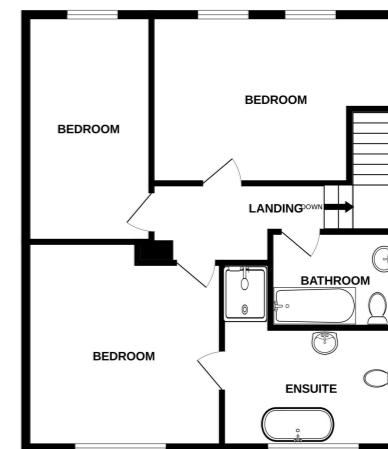
Ledbury 01531 631177



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 1524 sq.ft. (141.6 sq.m.) approx.
Made with Metropix ©2025

OVERVIEW

This is a recently fully renovated three-bedroom semi-detached house in the heart of Whitecross. It has been modernised to live in, and benefits from: a wealth of off-road parking; recently fitted oak doors throughout the property, and a west-facing rear garden, that is a blank canvas - allowing someone to make it their own. This property used to be a four-bedroom semi-detached house which got renovated into a three-bedroom semi-detached house, with a large master en-suite. It is also being sold with no onward chain. The property is set away from the bustle of busy traffic on a quiet street, but is only a short walk from a selection of amenities to include supermarkets; gyms; butchers; schools; Whitecross tennis, squash and paddle courts are nearby and the main City itself is walkable for those who enjoy walking or there are bus routes for those who do not wish to drive.

GROUND FLOOR

RECEPTION HALL

We enter the property via a double glazed door into a small entry porch with an internal oak door that leads into a reception hall. This reception hall comprises of: wooden flooring; a ceiling light point; a tower radiator; a thermostat, and an under stairs storage cupboard which houses the new and recently fitted consumer unit, electric meter, and mains gas meter.

LOUNGE

4.9m x 4.6m (16' 1" x 15' 1")
The lounge comprises of: new natural oak LVT flooring; a ceiling light point; two wall light points as feature above the oak fire mantle, with log-burning stove underneath; power sockets; a tower radiator, and a recently fitted double glazed window to the front elevation.

DINING AREA

3.9m x 4.1m (12' 10" x 13' 5")
The dining area comprises of: double glazed windows to rear elevation, either side of the double glazed french doors that open out onto the rear garden; a ceiling light point; a central heating radiator; continued natural oak LVT flooring, and there is an opening through to the kitchen.

KITCHEN

3.6m x 5.5m (11' 10" x 18' 1")

The kitchen comprises of: continued natural oak LVT flooring; a brand new fitted kitchen; base units with oak veneered work surfaces, and soft close doors and drawers; integrated appliances to include: a new BEKO single electric oven, a four-ring BEKO electric hob with cooker hood over, a fridge-freezer; a double glazed window to the side elevation; sink and drainer with one and a half bowl, and mixer tap over; pull-out drawers; spotlights; power sockets; a sliding door through to the utility, and just off of the kitchen, two large storage cupboards.

STORAGE CUPBOARD ONE

0.8m x 1.6m (2' 7" x 5' 3")
This cupboard houses the wall-mounted central heating combi boiler, and a wall light.

STORAGE CUPBOARD TWO

0.8m x 1.6m (2' 7" x 5' 3")
This cupboard comprises of: LVT flooring, a wall light point, and storage space.

UTILITY

4m x 2.8m (13' 1" x 9' 2")
The utility comprises of: lino flooring; a double glazed window to the rear elevation; a double glazed door to the side elevation; an internal door leading to an inner hall; a central heating radiator; continued oak work surfaces; plumbing space for a washing machine x2, and space for a tumble dryer.

INNER HALL

The inner hall comprises of: lino flooring; a ceiling light point; a double glazed door to the side elevation, and a door leading to the downstairs W/C.

DOWNSTAIRS W/C

The downstairs W/C comprises of: lino flooring; chrome towel radiator; a ceiling light point; a low level W/C; a wash hand basin with mixer tap over; splash tile, and a double glazed window to the side elevation with obscure glass.

FIRST FLOOR

STAIRWAY

There are two steps up onto a mezzanine that comprises of: fitted carpet, a wall light point, and a double glazed window to the side elevation. The carpet flooring continues up the stairs, and onto the first floor landing.

FIRST FLOOR LANDING

The first flooring landing comprises of: carpet flooring; a double glazed window to the side elevation; a central heating radiator; spotlights; and a large loft access above.

BEDROOM ONE

3.6m x 4m (11' 10" x 13' 1")
Bedroom one comprises of: newly fitted carpets; a ceiling light point; a central heating radiator; a double glazed window to the rear elevation overlooking the garden; feature decorative paneling, and an en-suite.

EN-SUITE

3.6m x 2.4m (11' 10" x 7' 10")
The ensuite comprises of: LVT flooring; spotlight, extractor fan above; a large shower cubicle with a mains shower unit over, and tiling; chrome towel radiator; a large tower radiator; a low level W/C; a roll top bath with mixer tap and shower attachment over; a wash hand basin with mixer tap over and vanity soft close drawers; splash tiling, and a double glazed window to the rear elevation.

BEDROOM TWO

3.3m x 5m (10' 10" x 16' 5")
Bedroom two comprises of: carpet flooring; a central heating radiator; two ceiling light points; two double glazed windows to the front elevation; feature decorative paneling, and power sockets.

BEDROOM THREE

4.5m x 2.5m (14' 9" x 8' 2")
Bedroom three comprises of: a central heating radiator; a double glazed window to the front elevation; power sockets, and a ceiling light point.

BATHROOM

This recently fitted bathroom comprises of: lino flooring; spotlights; extractor fan above; a double glazed window with obscure glass to

the side elevation; chrome towel radiator; a low level W/C; a wash hand basin with mixer tap over, and vanity with soft close doors; a wall-mounted LED feature mirror; splash tiling; a bath with a hot and cold tap over, and a mains shower unit with additional shower attachment.

OUTSIDE

FRONT OF THE PROPERTY

The front of the property comprises of: a drop curb allowing access onto the tarmac driveway, with parking over some loose gravel - allowing parking for approx. four+ vehicles; a raised flower bed with planted shrubbery; a small brick wall to the front, separating the boundary; a recently fitted fence, and a continued tarmac path leading to the single garage.

GARAGE

2.5m x 5.2m (8' 2" x 17' 1")
The garage comprises of: an up and over door allowing access; recently tiled roofing; concrete flooring; power; a single glazed window to the rear elevation, and wooden door to the side elevation. Outside, to the side of the garage, there is gated access to the rear garden.

REAR OF THE PROPERTY

19m x 11m (62' 4" x 36' 1")
The rear of the property comprises of: access via the wooden gate from the side of the garage; a good sized rear garden, which has been recently landscaped; has a recently laid lawn; brand new fencing surrounding the boundary; new guttering, and a planted tree.



At a glance...

- Lounge: 4.9m x 4.6m (16' 1" x 15' 1")
- Dining Area: 3.9m x 4.1m (12' 10" x 13' 5")
- Kitchen: 3.6m x 5.5m (11' 10" x 18' 1")
- Utility: 4m x 2.8m (13' 1" x 9' 2")
- Bedroom One: 3.6m x 4m (11' 10" x 13' 1")
- Master Ensuite: 3.6m x 2.4m (11' 10" x 7' 10")
- Bedroom Two: 3.3m x 5m (10' 10" x 16' 5")
- Bedroom Three: 4.5m x 2.5m (14' 9" x 8' 2")
- Garage: 2.5m x 5.2m (8' 2" x 17' 1")
- Rear Garden: 19m x 11m (62' 4" x 36' 1")

And there's more...

- School catchment area
- Supermarkets nearby
- Close to gyms and local activity centres
- ...and more

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.