

FOR  
SALE



18 White Horse Square, Hereford HR4 0HD

£320,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location, just a short walk from the City centre, an extended 3 bedroom semi-detached house offering ideal family accommodation. The property has the added benefit of driveway parking, gas central heating, double glazing and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Extended semi-detached house*
- *Popular residential location*
- *3 Bedrooms*
- *Well presented throughout*
- *Ideal family accommodation*
- *Driveway parking & enclosed rear garden*
- *Must be viewed!*



## ROOM DESCRIPTIONS

uPVC entrance door into the

### Entrance Porch

Tiled floor and wooden door leading into the

### Entrance Hall

Exposed floorboards, radiator, carpeted stairs leading to the first floor, useful understairs storage cupboard and doors leading into the

### Living Room

Exposed floorboards, radiator, double glazed bay window to the front aspect with fitted shutter blinds, feature open fireplace with tiled hearth and wooden surround and wooden mantel over and picture rail.

### Dining Room

Exposed floorboards, radiator, picture rail, chimney breast with potential opportunity for a woodburning stove and double glazed French doors leading out to the rear patio area.

### Extended Kitchen

Fitted wall and base units, ample worksurfaces, ceramic 1½ bowl sink and drainer unit, under-counter space for dishwasher, breakfast bar, space for a Range cooker with extractor hood over, loft hatch, recessed spotlighting, 2 double glazed windows to the side and rear aspect and double glazed door leading out to the rear garden, tiled floor, radiator and door leading into the

### Downstairs Shower Room/Utility Space

Suite comprising corner shower unit and electric shower over and panelled surround, low flush WC, pedestal wash hand-basin with tiled splashback, space and plumbing for washing machine with space for a tumble dryer above, heated towel rail, tiled flooring, recessed spotlighting and opaque double glazed window to the rear aspect.

### First floor landing

Fitted carpet, opaque double glazed window to the side aspect and doors into

### Bathroom

Suite comprising panelled bath with mains fitment showerhead over, pedestal wash hand-basin, low flush WC, radiator, linen cupboard housing the gas central heating boiler, 2 double glazed windows (1 to the side and 1 to the rear aspects), panelled surround, loft hatch and vinyl flooring.

### Bedroom 1

Exposed floorboards, double glazed bay window to the front aspect, radiator and 1 double built-in wardrobe cupboard and 1 triple built-in wardrobe cupboard with picture rail.

### Bedroom 3

Wooden flooring, radiator and double glazed bay window to the front aspect.

### Bedroom 2

Wooden flooring, radiator, double glazed window to the rear aspect, picture rail and steps leading up into the loft space which could easily be converted, subject to necessary consent, but is currently used as a store-room/office space.

### Outside

To the rear of the property there is a good size mature garden with an attractive patio area - perfect for entertaining. There is a variety of mature trees, plants and shrubs and a stone border with a paved pathway leading to the outside store and outside office space with light and power. There is a small area laid to stone for low maintenance and providing the ideal seating area. Ornamental pond and outside tap. Small greenhouse, timber garden shed and the rear garden is enclosed by fencing to maintain privacy. To the front, there is a brick paved driveway providing off-road parking for 4 vehicles with side access gate leading round to the rear.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band C - payable 2024/25 £2050.97

Water and drainage - rates are payable.

### Money laundering regulations

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

### Viewing

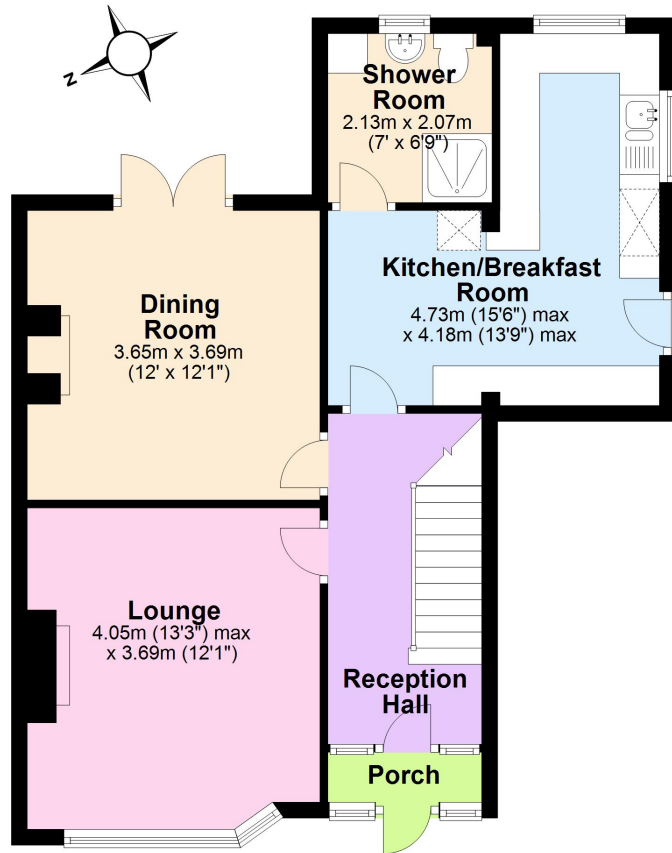
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

From Hereford City centre proceed west along Whitecross Road passing Sainsburys supermarket and continue past the Shell garage and then take the left hand turn for White Horse Street. Continue along White Horse Street heading up the hill, taking the 3rd turning on the left hand side, signposted White Horse Square. Continue along this road, turning round to the left and up the hill on the left hand side and the property is located in the corner on the left hand side, as indicated by the Agent's FOR SALE board. What3words - forms.strain.same

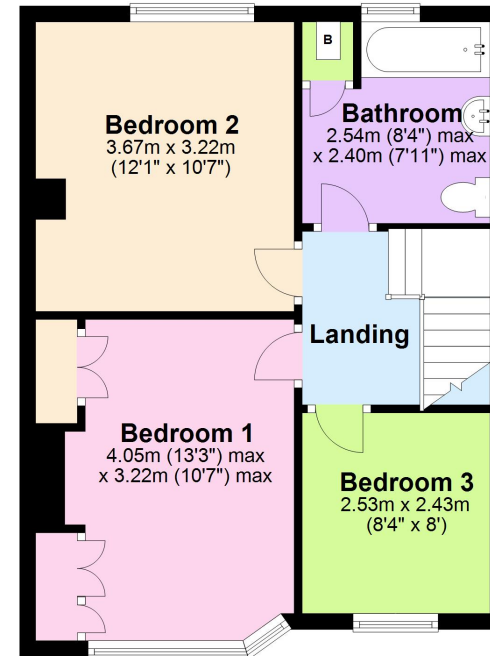
### Ground Floor

Approx. 58.5 sq. metres (630.1 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



Total area: approx. 102.2 sq. metres (1100.6 sq. feet)

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

**18 Whitehorse Square, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		56	72
England, Scotland & Wales			
		EU Directive 2002/91/EC	