

FOR
SALE



173 Whitecross Road, Hereford HR4 0LT

£385,000 - Freehold

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PROPERTY SUMMARY

Pleasantly situated in this well established residential location within easy reach of Hereford city centre, an imposing and highly spacious 4 bedroom, 4 storey house offering ideal family accommodation. The property which has the added benefit of gas central heating, converted cellar with its own entrance, generously sized living accommodation, a wealth of character and charm, attractive rear garden and we recommend an internal inspection.

POINTS OF INTEREST

- *Within easy reach of the City centre*
- *Imposing and highly spacious 4 storey house*
- *Large cellar with private entrance*
- *South facing rear garden*
- *Generously sized living accommodation*
- *Ideal family home*



ROOM DESCRIPTIONS

Spacious Reception Hall

With exposed floorboards, coved ceiling, carpeted staircase to the first floor, coat hooks, steps down to the lower ground floor and door to the

Lounge

With fitted carpet, radiator, double glazed bay window to the front aspect enjoying a pleasant outlook, coved ceiling and picture rail, feature fireplace with hearth and display mantle over, display shelving, glazed folding doors to the

Sitting Room

With fitted carpet, coved ceiling and picture rail, radiator and access door from the reception hall and internal glazed window.

Lower Ground Floor

With an access door to the cellar and door to the

Open Plan Kitchen/Dining Room

With a range of free standing kitchen units with work tops over, space for appliances, laminate flooring, radiator, single drainer sink unit with mixer tap over, recessed spotlighting, double glazed window overlooking the rear garden, large Velux skylight, radiator, display shelf, double glazed double French doors to the rear patio and garden.

Large Cellar

With its own separate external access from the front and internal access from the lower ground floor hallway it comprises :-

Hallway

With over 6 foot head height and laminate flooring, door to

Cellar Room 1

With laminate flooring, radiator, double glazed window to the front aspect, useful store cupboard and chimney recess.

Cellar Room 2/Utility

With fitted carpet tiles, brick chimney breast and space and plumbing or an automatic washing machine, single drainer sink unit with mixer tap over and cupboard under.

WC

With low flush cistern, wash hand basin and laminate flooring.

Half Landing

Accessed from the stairs leading up from the reception hall it has an

Inner Landing Area

With fitted carpet, double glazed window to the rear, door to the bathroom and door to the

Cloakroom

With low flush WC, pedestal wash hand basin with mirror fronted medicine cabinet over, decorative wall, ladder style towel rail/radiator.

Bathroom

With suite comprising large bath ,pedestal wash hand basin with tiled splash back, low flush WC, separate shower cubicle with glazed folding door, tiled floor , partially panelled wall surround, Velux style skylight, radiator and large store/airing cupboard.

First Floor Landing

With fitted carpet, coved ceiling and door to

Bedroom 1

With fitted carpet, radiator, decorative wall, double glazed bay widow to the front aspect, picture rail, space for wardrobes and further double glazed window to the front aspect

Bedroom 2

With fitted carpet, radiator, space for wardrobes, glazed sash window enjoying a pleasant outlook to the rear.

Second Floor Landing

With glazed sash window to the rear and door to

Bedroom 3

An impressive light and airy room with 3 feature arched windows to the front aspect enjoying a pleasant outlook, radiator, access hatch to the loft space, decorative wall, space for wardrobes.

Bedroom 4

With fitted carpet, radiator, decorative wall, arched display recess, space for wardrobes and a glazed sash window enjoying a pleasant outlook to the rear.

Outside

The front garden has been landscaped for easy maintenance with steps leading up to the front entrance door and also with steps leading down to the private entrance to the basement.

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space and with the rear garden virtually facing south it offers an ideal sun trap. Steps lead onto the rear garden which is laid to lawn and all well enclosed to maintain privacy with useful covered storage at the bottom of the garden.

Services

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

Outgoings

Council tax band D - £2,428.86 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city along Eign Street continuing into Whitecross Road and number 173 is on your left hand side as indicated by the agent's sale board.

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. 214.3 sq. metres (2306.7 sq. feet)
173 Whitecross Road, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	78
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		
EU Directive 2002/91/EC		