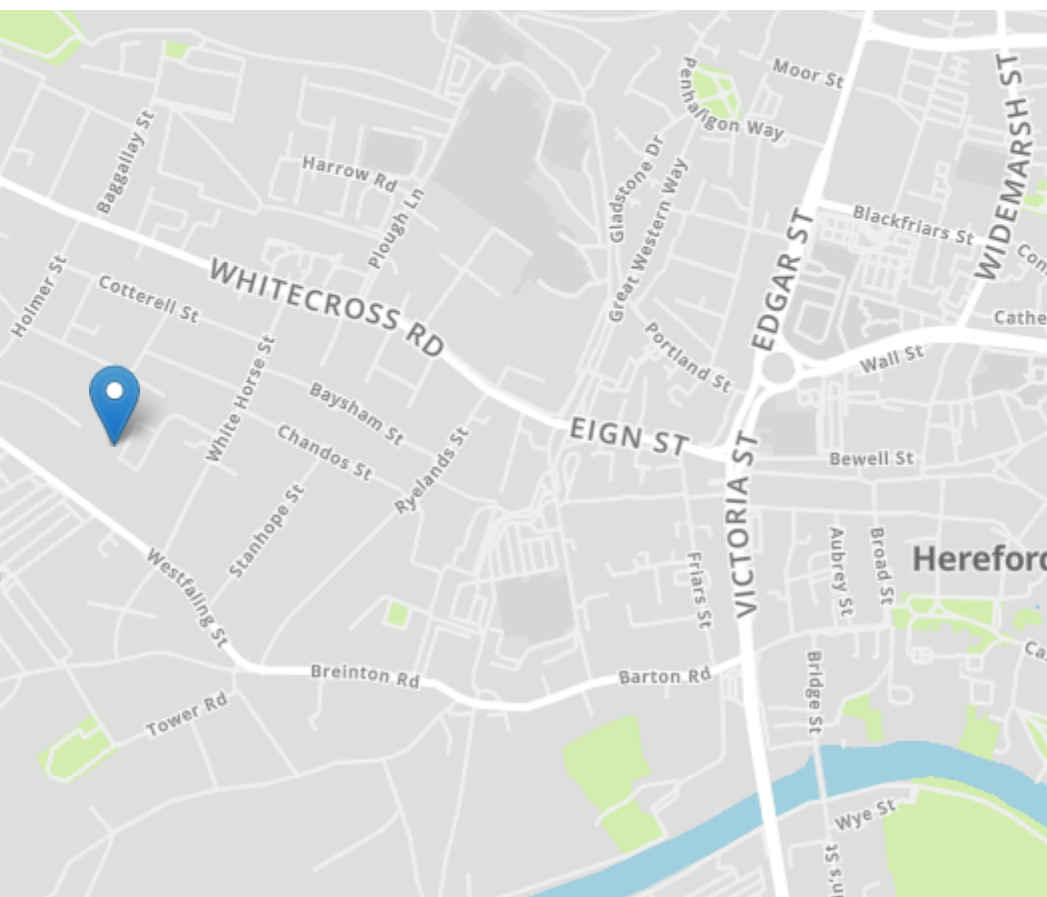




DIRECTIONS

From Stooke, Hill and Walshe Office in King Street, proceed west onto A438 Whitecross Road, turn left onto White Horse Street, right onto White Horse Square and the property can be found on the far right hand side of the square, as indicated by Stooke Hill and Walshe For Sale board. For those who use "What3words" //foam.posts.along



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

council tax band 'C'

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

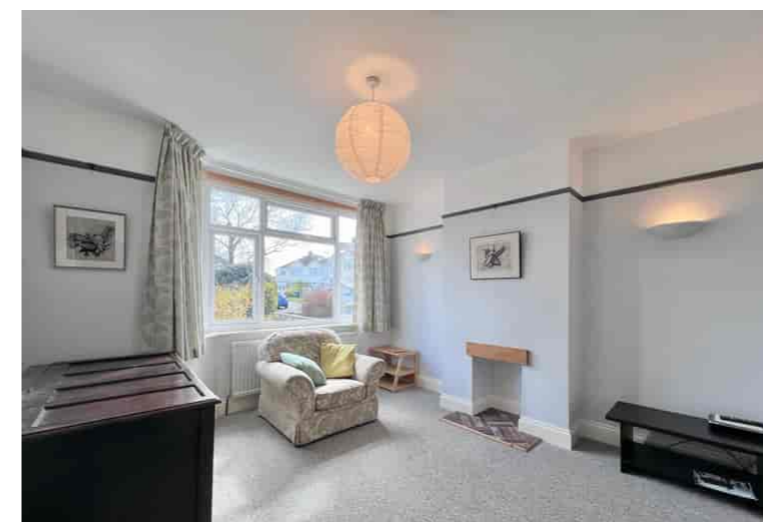
28 White Horse Square
Hereford HR4 0HD

£290,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

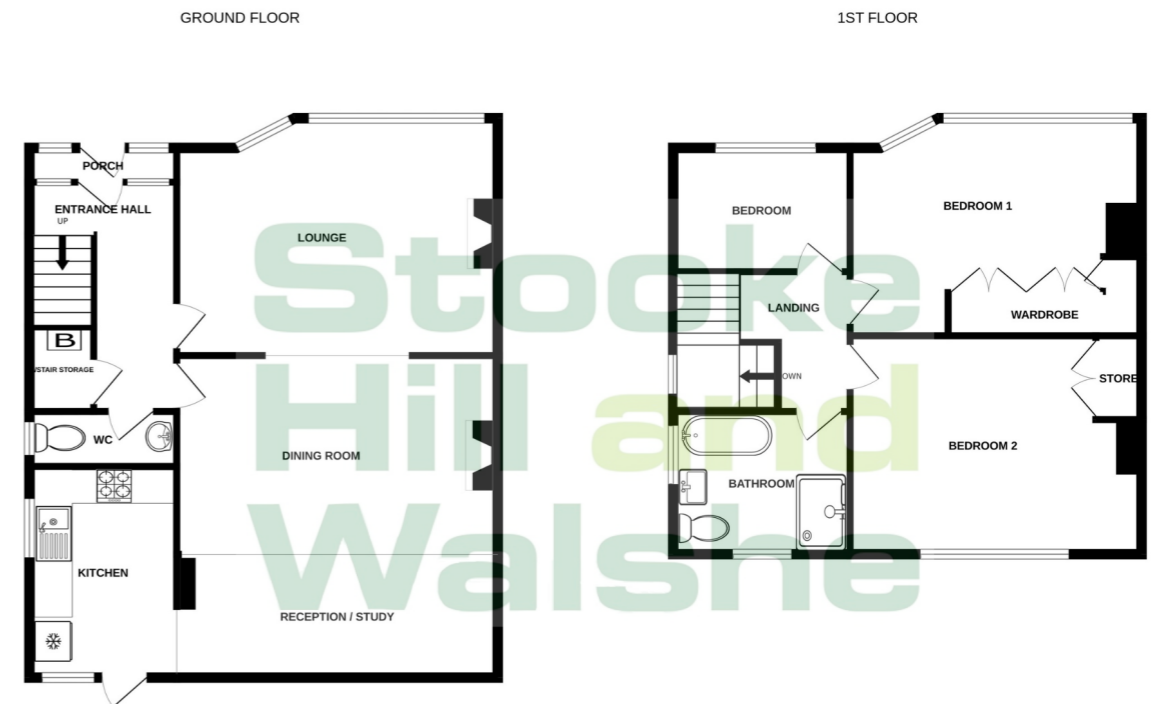
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE & OUR YOUTUBE CHANNEL • NO ONWARD CHAIN

Hereford 01432 343477

Ledbury 01531 631177



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A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

Set in elevated positioned, a very well maintained 3 bedroom extended semi detached property comprising; entrance hall, lounge, dining room, kitchen, downstairs cloakroom, 3 good size bedrooms, bathroom, gas central heating, double glazing, gardens, off road parking and garage.

NO ONWARD CHAIN

Situated in a very popular residential location only a few streets away from local amenities, but within walking distance from the heart of Hereford City where the cinema, theatre, shops and restaurants are only a short walk away. Less than a mile away is the train station and two hospitals, schools, supermarkets, leisure centre, racecourse, out of town retail parks and park walks. In more detail the property comprises:

Approached from the front aspect leads to:

Porch

2.0m x 0.5m (6' 7" x 1' 8")
With double glazed window panels either side the double glazed door.
Timber and stained obscured glass internal door leads to:

Entrance Hall

With ceiling light point, exposed wooden floorboards, telephone and power points. radiator, under stairs storage cupboard housing the electrical consumer unit, ceiling light point and central heating combi boiler.
Door to:

Down Stairs WC

With obscured glass double glazed window to the side elevation, low level WC, fully tiled, corner wash hand basin with hot and cold taps over and wall mounted mirror.

Lounge

4.075m x 3.6m (13' 4" x 11' 10") into bay window.
With double glazed bay window to the front elevation, ceiling light point, picture rail, 2 wall light points, chimney breast with oak mantel over and hearth, radiator, telephone, TV and power points.
Opening through to:

Dining Room Extension

3.6m x 5.075m (11' 10" x 16' 8")
With continued carpet flooring, ceiling light point, picture rail, radiator, chimney breast, power points, through to the extended area there is laminate flooring, spot light, double glazed french doors leading out to the rear patio and garden.
Door leads to:

Kitchen

2.0m x 3.26m (6' 7" x 10' 8")
With laminate flooring, ceiling light point, double glazed window to the side elevation, splash tiling over roll top working surfaces, fitted base units with soft close doors and drawers, space and plumbing for washing machine, space for oven, cooker hood over, space for fridge/freezer, and double glazed window and door to the rear elevation.

From the entrance hall a fitted carpeted stairs leads to:

FIRST FLOOR

Landing

From the 'L' shaped staircase where there is a double glazed window to the side elevation and radiator half way. The main landing has carpet flooring, ceiling light point, and loft access which has power, light, fully boarded and insulated.
Door to:

Bedroom 1

3.14m x 4.05m (10' 4" x 13' 3") into bay window.
With carpet flooring, ceiling light point, picture rails, double glazed window to the front elevation with far reaching views across the city, Cathedral and city churches, power points, radiator, fitted wardrobes with doors, hanging rail, fitted storage.

Bedroom 2

3.7m x 3.13m (12' 2" x 10' 3")
With carpet flooring, ceiling light point, double glazed window to the rear elevation with far reaching westerly facing views, radiator, power points, picture rails, and fitted storage with doors, hanging rail and shelving.

Bedroom 3

2.65m x 2.5m (8' 8" x 8' 2")
With carpet flooring, ceiling light point, double glazed window to the front elevation with the same views across the city as bedroom one, radiator, power points, and this room is of a good size.

Bathroom

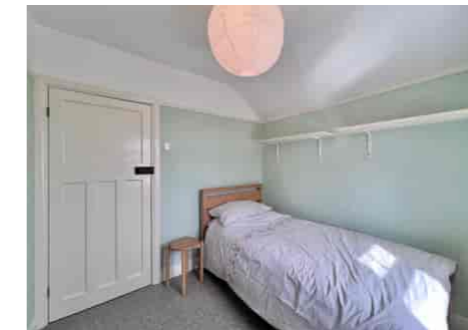
A lovely modern room, comprising; oak effect laminate flooring, spot lights, double glazed dual aspect obscured glass windows to rear and side, freestanding roll top bath with chrome mixer tap over with shower attachment, low level WC, large shower cubicle with smart start mains chrome shower, and glass sliding door, wash hand basin with hot and cold over and splash panelling, wall mounted mirror and two wall lights.

OUTSIDE

A dropped curb giving access over a pedestrian pathway which in turn leads onto a brick paved driveway which is suitable for 2 plus vehicles. The front has a small garden area to the side, with shrubbery, flowers and laid stone, with a brick wall either side maintaining the boundary. The brick pave-way then goes down the side of the property and leads to the garage area. The rear garden offers a selection of flowers, shrubs which would give an coverage of colour, and theres a good size patio area which is immediately off the property, and from here there are sleepers creating the raised flower and shrubbery bed, lawned area beyond here, and to one side there is a brick walling with fencing, and with fencing at the rear and the other side, in all creating the boundaries to this garden. This beautiful garden has a timber framed pergola seating area, and laid stone.

Garage

With double doors at the front, power, lighting, and being of concrete panelled construction.



At a glance...

- Lounge 4.075m x 3.6m (13' 4" x 11' 10")
- Dining Room 3.6m x 5.075m (11' 10" x 16' 8")
- Kitchen 2.0m x 3.26m (6' 7" x 10' 8")
- Bedroom 1. 3.14m x 4.05m (10' 4" x 13' 3")
- Bedroom 2. 3.7m x 3.13m (12' 2" x 10' 3")
- Bedroom 3. 2.65m x 2.5m (8' 8" x 8' 2")

And there's more...

- Popular residential area
- Close to local amenities
- Cul-de-sac elevated position with fabulous views

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.