

FOR
SALE



24 Shakespeare Road, Whitecross, Hereford HR4 0JN

£230,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location, a three bedroom semi detached home offering ideal first time buyer/ small family accommodation and being sold with no onward chain. The property benefits from gas central heating, double glazing, an off road parking space available to the rear and further on street parking to the front. A viewing is highly recommended.

POINTS OF INTEREST

- *No onward chain!*
- *Ideal first buyer/small family accommodation*
- *Gas central heating & double glazing*
- *Popular residential location*
- *Three bedroom semi detached house*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into the

Entrance hall

With fitted carpet, ceiling light point, radiator, double glazed window to the side aspect, central heating thermostat, carpeted stairs leading up with useful under stair storage area and doors into

Living room

With fitted carpet, radiator, large double glazed window to the front aspect, feature fireplace surround and dado rail.

Kitchen/dining room

Fitted with matching wall and base units, ample work surface space over, stainless steel sink and drainer unit, freestanding electric cooker, under counter space for washing machine and larder fridge, space for a dining table, two double glazed window, tiled floor, radiator and door to

Rear porch

With laminate flooring, ceiling light point, door out to the rear garden and door into

Downstairs toilet

With low flush w/c, wall mounted gas central heating boiler, wall mounted fuse box and meters, double glazed window and ceiling light point.

First floor landing

With fitted carpet, dado rail, ceiling light point, double glazed window, loft hatch and doors to

Bedroom one

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, double built in wardrobe and further built in wardrobes with wooden sliding doors.

Bedroom two

With fitted carpet, radiator, ceiling light point & double glazed window to the rear aspect.

Bedroom three

With fitted carpet, radiator, ceiling light point, double glazed window and inbuilt single bed with drawer storage below.

Bathroom

A three piece suite comprising panelled bath with handheld shower attachment over and tiled surround, pedestal wash hand basin, low flush w/c, radiator, two double glazed windows and two ceiling light points.

Outside

The front is approached via an iron gate with concrete steps leading to the front door and side access gate. The front garden is tiered and laid to patio and stone for ease and low maintenance enclosed by hedging and fencing. To the rear there is a low maintenance private enclosed garden with concrete patio area with steps leading up a brick built storage shed, a stoned area bordered with ornamental shrubbery, enclosed by fencing with rear access gates leading to a parking space. There is further on street parking to the front of the property.

Directions

Proceed west out of Hereford city along Whitecross Road turning left into Holmer Street, after approximately 600 yards turn right into Shakespeare Road.

Services

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

Outgoings-

Council tax band B- £1889.10 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

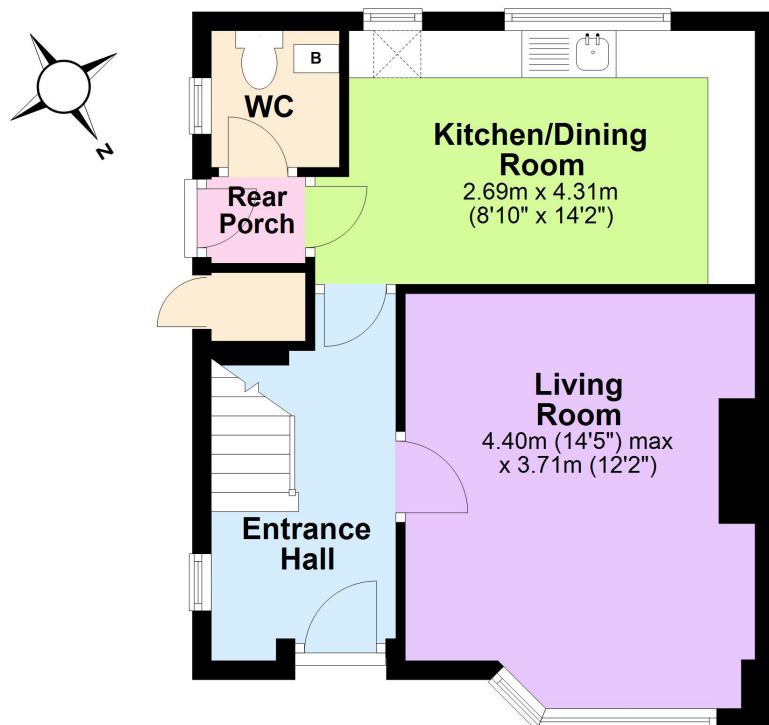
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

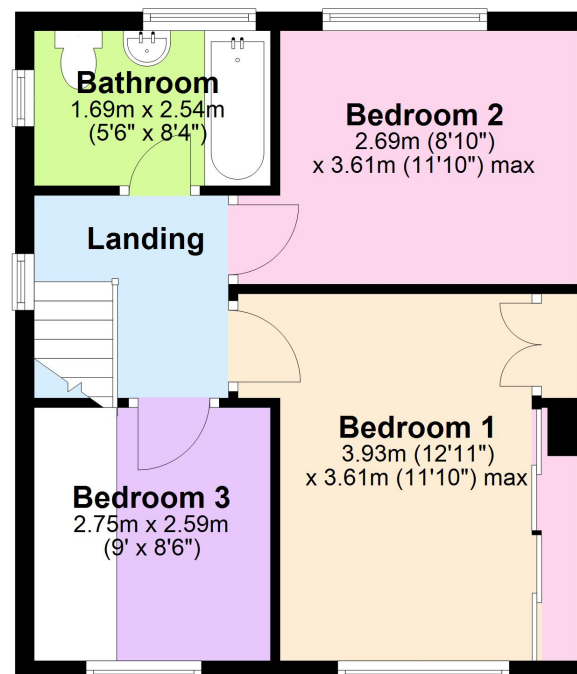
Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 78.2 sq. metres (842.0 sq. feet)

24 Shakespeare Road, Hereford

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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		
EU Directive 2002/91/EC		