



Williams Estate Agents

Present:

**50**  
**Cotterell Street**  
Hereford, HR4 0HQ

**Guide Price £269,500**

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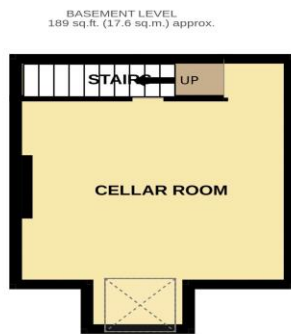
Three Bedroom Period House - Converted Cellar Room - Double Glazed/ Centrally Heated - Lovely Traditional Property  
- Popular Location -





50 Cotterell Street, Whitecross, Hereford, HR4 0HQ

**The Property:** A traditional period property in the ever popular residential area of Whitecross. This property enjoys two reception rooms, a superb, converted cellar room, three bedrooms to the first floor and a downstairs bathroom. Being centrally heated and double glazed, it offers its occupant conveniences of modern living. Spacious rooms and period features throughout. The gardens enjoy a low maintenance garden with added benefit of a garden room/ bar with seating areas, power and lighting.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION

Approach

The property is approached to the front which has a mews style frontage and low level brick wall to the front and sides. A patio pathway leads to the front door to

Entrance Hall

With exposed wood flooring, radiator, thermostat, stairs which lead to the first floor and door to

Dining Room 11' 10" x 9' 8" (3.60m x 2.94m)

With front aspect double glazed window, radiator, feature fireplace with surround and hearth and power points

Living Room 13' 4" x 11' 8" (4.06m x 3.55m)

With exposed wood flooring, rear aspect double glazed window, radiator, fireplace with surround and hearth, TV point, power points, under-stairs door to

Cellar Room 14' 3" x 12' 7" (4.34m x 3.83m)

With wood effect flooring, double glazed roof light to the coal chute, TV point, power points, spot-lighting to the ceiling and storage space under the stairs.

Kitchen 8' 9" x 7' 9" (2.66m x 2.36m)

With a range of base and wall units, built-in electric oven and 4 ring gas hob with extractor over. Tiled splash-back above worktops, tiled flooring, side aspect double glazed window, sink with mixer tap and drainer and door to an inner hall with door to

Bathroom

With suite of WC, wash hand basin, bath with mains shower over, tiled walls and flooring, rear aspect double glazed window, radiator. From the inner hall a door leads to

Lobby/Utility Room

With rear aspect double glazed door to the rear garden, housing a fridge/freezer, washing machine and dryer with a feature skylight.

First Floor Landing

With doors to

Bedroom 1 13' 0" x 11' 5" (3.96m x 3.48m)

With front aspect window, radiator and power points.

Bedroom 2 8' 10" x 8' 10" (2.69m x 2.69m)

With rear aspect window, radiator and power points.

Bedroom 3 9' 1" x 7' 7" (2.77m x 2.31m)

With rear aspect window, radiator and power points.

Rear Garden

The rear garden is laid to patio to the immediate rear for seating. There are borders to the garden, raised with sleepers. The garden is laid to astro-turf and has panel fencing to surround. There is an area to the rear, ideal for decking and there is also a power point located at the rear. There is access over this garden for the neighbor.

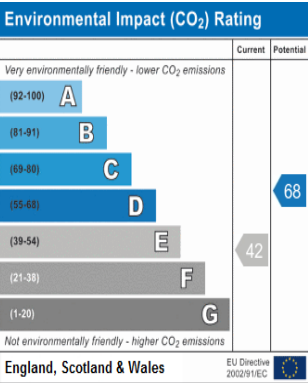
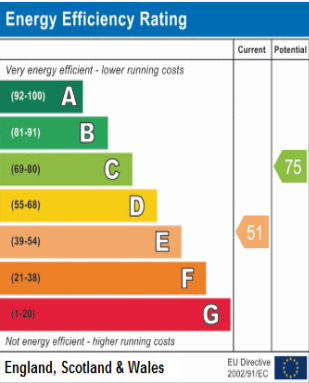
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