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27 Ingestre Street, Whitecross, Hereford, HR4 0DU

'Located off Whitecross Road just west of the city centre in an established residential district a superb detached five bedroom, three storey Victorian home with driveway and south-west facing rear gardens with raised entertaining area.'

£549,950 (Freehold)

27 Ingestre Street, Whitecross, Hereford, HR4 0DU

LOCATION

Ingestre Street lies just off Whitecross Road and approximately half a mile west of central Hereford. Nearby in Whitecross there are a range of amenities and facilities including schools and local shops. Hereford as a whole offers a wide range of amenities, leisure and recreational facilities, educational establishments and both bus and railway stations.

DESCRIPTION

Ingestre Street and the immediate vicinity boasts a range of attractive homes from various periods. The property is a five bedroom detached family home with cellar. There is an entrance hall, sitting room, family room, kitchen/dining room on the ground floor and on the first floor there is a landing with three bedrooms, the master bedroom having an en-suite shower room, and family bathroom. On the second floor there are two further bedrooms. The property has the added benefit of a driveway and good rear garden. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A glazed entrance door leads into the entrance hall with panelled radiator, stairs to the first floor, coved ceiling, smoke alarm, door to the cellar, sitting room, family room and kitchen/dining room.

The Sitting Room

4.6m (15'1) (plus bay window) x 3.43m (11'3) (max)

With front aspect double glazed sash window, gas fire with decorative surround, two panelled radiators, television point, picture rail, coved ceiling, two wall lights and double doors to the kitchen/dining room.



The Family Room

3.51m (11'6) (max) x 4.57m (15') (plus bay)

With front aspect double glazed sash window, picture rail, coved ceiling, decorative fire surround and television point.



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The Kitchen/Dining Room

8.38m (27'6) x 3.61m (11'10) (max)

The kitchen area has a Belfast style sink, wooden work surfaces, base units under with matching wall units, tiled splash backs, space for cooker, cooker hood over, plumbing and space for automatic washing machine and plumbing for dishwasher, breakfast bar, inset spot lights, double glazed door to the conservatory, tiled and laminated flooring. The dining area has two rear aspect double glazed windows and double glazed French doors leading to the garden, feature radiator, inset spot lights, two storage cupboards, door to the sitting room, coved ceiling and door to the:



Cloakroom

With rear aspect double glazed window, low flush wc, wash hand basin, heated towel rail, inset spot lights, coved ceiling and laminated flooring.

The Conservatory

3.33m (10'11) (max) x 3.3m (10'10)

Of upvc construction with wall mounted electric fire, tiled flooring, light with ceiling fan and double glazed French doors leading to the rear garden.

ON THE LOWER GROUND FLOOR:

The Cellar

8.92m (29'3) (max) x 4.5m (14'9)

With front aspect double window and front aspect double glazed door, two radiators and decorative fire surround.



ON THE FIRST FLOOR:

Landing

With front aspect double glazed sash window, panelled radiator, coved ceiling, smoke alarm and stairs to the second floor.

Bedroom 1

5.72m (18'9) (maximum) x 3.51m (11'6) (maximum)

With front aspect double glazed sash window, panelled radiator, fire with decorative surround and door leading to the en-suite shower room.

The En-Suite Shower Room

With rear aspect double glazed window, low flush wc, pedestal mounted wash hand basin, double shower cubicle with electric shower, shaver point, partially tiled wall surround, tiled flooring, heated towel rail and cupboard housing the gas central heating boiler.

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Bedroom 2

4.57m (15'0) x 3.4m (11'2) (max)

With front and side aspect double glazed sash windows, decorative fire and surround, panelled radiator and fitted carpet.



Bedroom 3

3.63m (11'11) x 3.58m (11'9) (max)

With rear and side aspect double glazed windows, decorative fire and surround and panelled radiator.

Bathroom

With rear aspect double glazed window with suite comprising roll top bath with claw feet with mixer tap and shower attachment, shower cubicle with electric shower, pedestal mounted wash hand basin, low flush wc, extractor fan, mirror with light, shaver point, partially tiled wall surround, tiled flooring and panelled radiator.



ON THE SECOND FLOOR:

Second Floor Landing

With access hatch to loft space, smoke alarm, storage cupboard and doors to bedrooms.

Bedroom 4

4.22m (13'10) (minimum) x 4.01m (13'2)

With side aspect double glazed window, panelled radiator and reduced head height to sections of the room.

Bedroom 5

4.01m (13'2) x 3.18m (10'5) (minimum)

With side aspect double glazed window, panelled radiator, eaves storage cupboard and reduced head height to sections of the room.

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OUTSIDE:

Parking

To the side is a driveway which runs to the side of the property with a side access gate giving access to the rear garden.

Gardens

To the front of the property is a patio area with steps leading to the front door and enclosed by brick walling. The rear garden has a good sized patio area leading to the main garden which is laid to lawn with various shrub borders leading to the rear of the garden where there is a further raised patio area. Two storage sheds. The garden is enclosed by fencing and hedging to provide a degree of privacy.



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SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND E

DIRECTIONAL NOTE

From central Hereford proceed west into Eign Street and follow through into Whitecross Road. Take the right hand turning into Ingestre Street and the property is located on the left hand side as indicated by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

27th September 2022

ID32646

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

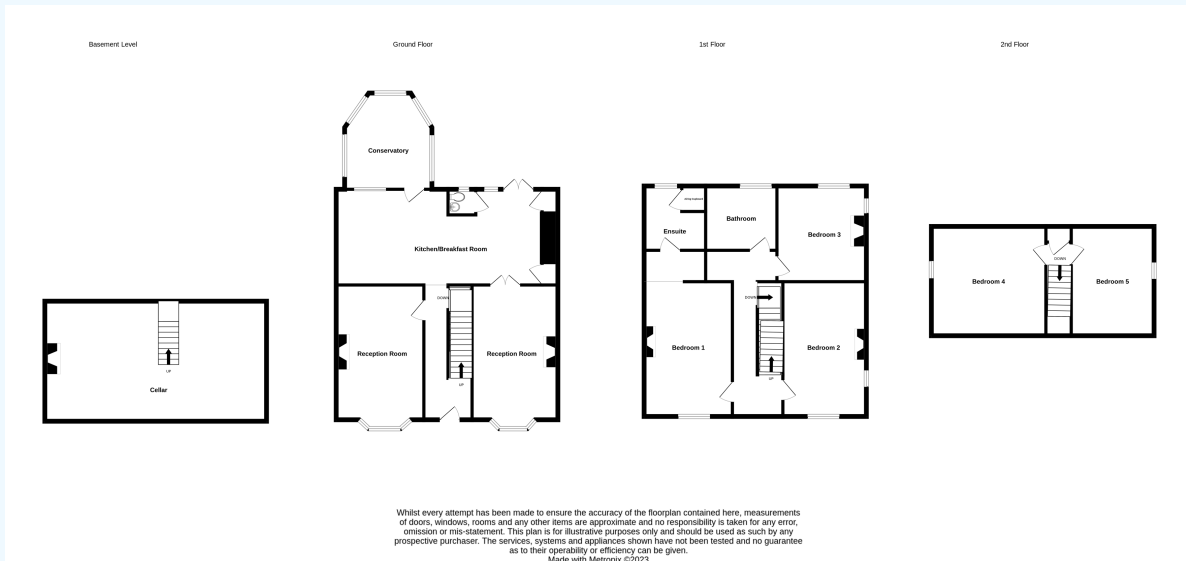
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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