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19 Foxwhelp Close, Whitecross, Hereford, HR4 0PL

'Located to the north of Hereford City in the popular residential location of Whitecross a three bedroom, three storey town house with gas central heating, double glazing, off road parking and enclosed rear garden'

£280,000 (Freehold)

Residential Sales and Lettings

19 Foxwhelp Close, Whitecross, Hereford, HR4 0PL

LOCATION

The property is conveniently situated to the north of Hereford City in the popular area of Whitecross and is conveniently located close to Hereford City Centre. In the area are a range of amenities including Sainsburys supermarket and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a three bedroom, three storey town house located on a modern estate with a children's park opposite. The accommodation provides entrance hall, cloakroom, open plan kitchen/dining/family area, garage which has been made into a further reception room with no building regulations, first floor landing with sitting room and bedroom 3, second floor landing with access to bedroom 1 with en-suite, bedroom 2 and recently fitted bathroom. The property has the added benefit of an enclosed garden with gate giving access to the driveway. In more detail the accommodation comprises:

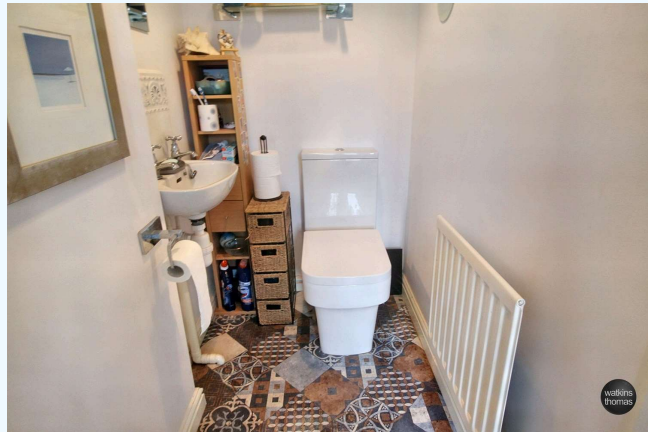
ON THE GROUND FLOOR:

Entrance Hall

A double glazed panelled entrance door gives access to the entrance hall with front aspect double glazed window, panelled radiator, stairs to the first floor, door to the kitchen and cloakroom.

Cloakroom

With low flush wc, wash hand basin with tiled splash back, panelled radiator, extractor fan and vinyl flooring.



Open Plan Kitchen/Dining/Family Area

6.4m (21'0) (maximum) x 4.62m (15'2) (maximum - L Shaped Room)

Kitchen Area

With front aspect double glazed window, 1½ bowl sink drainer unit with work surfaces, tiled splash backs, matching range of wall and base mounted units, integrated electric oven with gas hob and cooker hood over, plumbing and space for washing machine, dishwasher, wall mounted boiler, panelled radiator, tiled flooring and access to the dining/family area.



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Dining/Family Area

With rear aspect double glazed window, two panelled radiators, understairs storage cupboard, telephone point and rear aspect double glazed French doors giving access to the garden and personal door to the converted garage.



Converted Garage

5.18m (17'0) x 2.49m (8'2) (With no Building Regulations)
With front aspect double glazed window and inset spot lights.



ON THE FIRST FLOOR:

Landing

With front aspect double glazed window, panelled radiator, stairs to the second floor, smoke alarm, door to bedroom 3 and sitting room.

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Sitting Room

4.62m (15'2) x 3.05m (10'0) (This room is currently being used as a bedroom)

With rear aspect double glazed window, rear aspect double glazed French doors with Juliette balcony, panelled radiator, coved ceiling, telephone point and television point.



Bedroom 3

3.28m (10'9) x 2.59m (8'6)

With front aspect double glazed window, panelled radiator and television point.



ON THE SECOND FLOOR:

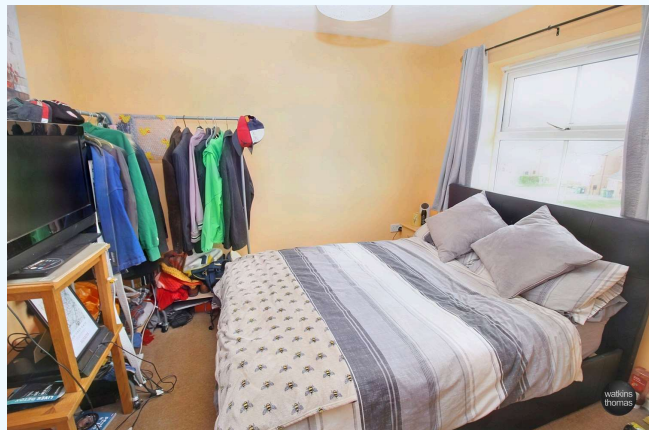
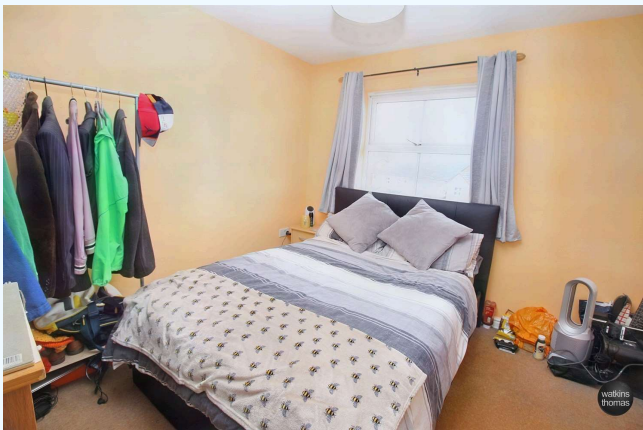
Landing

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

Bedroom 1

3.18m (10'5) (to the wardrobe) x 3.1m (10'2) (irregular shaped room)

With rear aspect double glazed window, panelled radiator, built-in double wardrobe, television point and door to en-suite shower room.

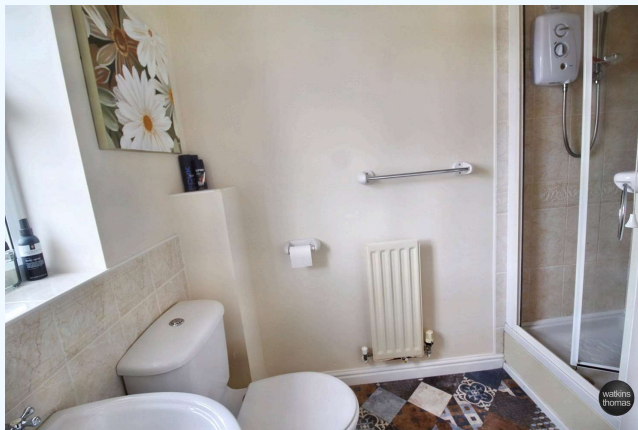


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En-Suite Shower Room

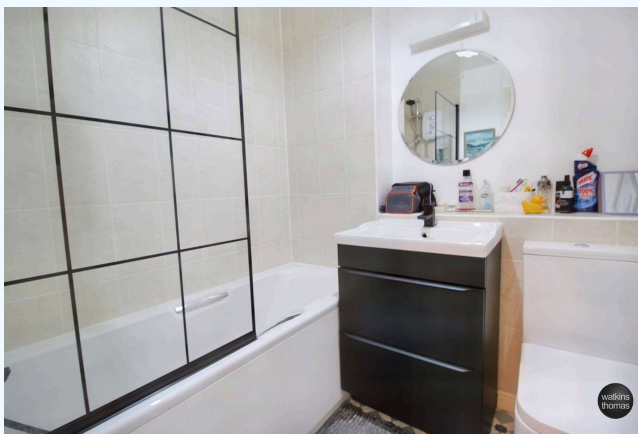
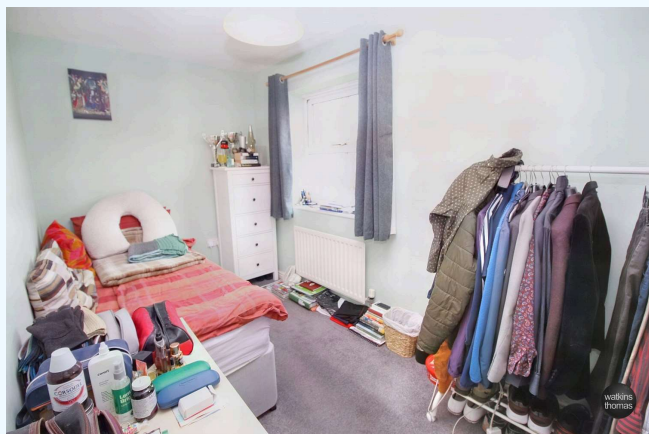
with rear aspect double glazed window, low flush wc, pedestal mounted wash hand basin, shower cubicle with electric shower, panelled radiator, inset spot lights, extractor fan, shaver point, partially tiled wall surrounds and vinyl flooring.



Bedroom 2

3.63m (11'11) (plus recess) x 1.96m (6'5)

With two front aspect double glazed windows, panelled radiator and airing cupboard.



Bathroom

With recently fitted suite comprising panel enclosed bath with mixer tap and shower attachment, electric shower over with glass shower screen, vanity wash hand basin, low flush wc, partially tiled wall surround, panelled radiator, light with shaver point, extractor fan and vinyl flooring.

OUTSIDE:

To the front of the property is a gravel area with path leading to the front door. To the immediate rear of the property is a decked patio giving access to the main garden which is laid to lawn. There is also a further patio area, useful storage shed, shrub borders and the garden is enclosed by fencing and walling to provide a degree of privacy with a side access gate giving access to the driveway.

COUNCIL TAX BAND D

Payable to Herefordshire Council

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.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed out of Hereford along Whitecross Road turning left into Ryelands Street. Continue along Ryelands Street to the roundabout and take the first left onto Kernal Road. Continue along Kernal Road and turn left into Foxwhelp Close. The property is located on the right hand side.

FOR FURTHER INFORMATION

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

22nd March 2024

ID38165

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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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

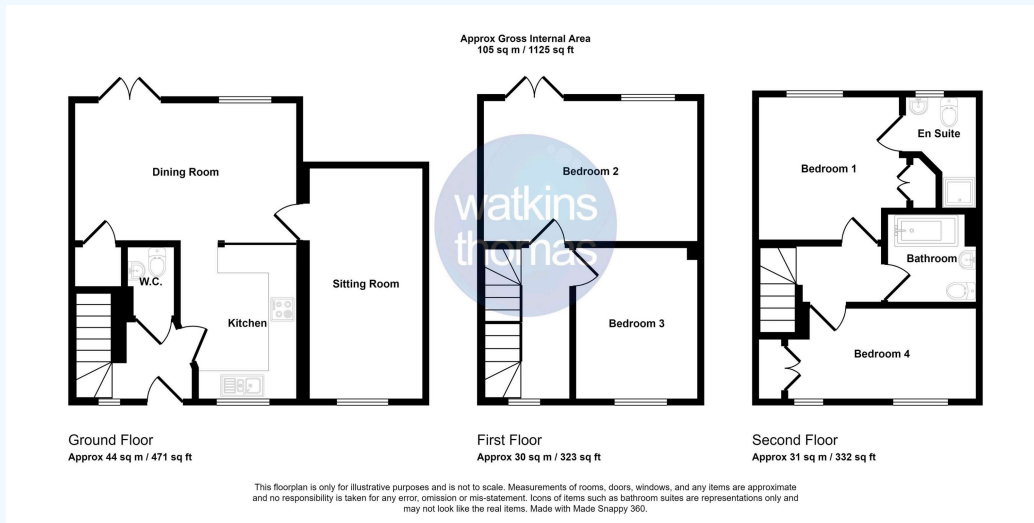
For properties in England and Wales:

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

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. 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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