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4 Crossfields, Whitecross, Hereford, HR4 0HR

'Situated to the north of Hereford City in the popular residential location of Whitecross, a two bedroom semi detached home, with the added benefit of gas central heating, double glazing and enclosed front and rear garden'

£220,000 (Freehold)

4 Crossfields, Whitecross, Hereford, HR4 0HR

LOCATION

The property is located to the north west of Hereford City in the popular residential location of Whitecross. In the area are a range of amenities including shop, Chinese takeaway and public house 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 two bedroom semi detached home with the added benefit of gas central heating, double glazing, enclosed front and rear gardens with accommodation comprising entrance porch, entrance hall, sitting room, kitchen, rear hall with access to utility cupboard, first floor landing with two bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A front aspect double glazed entrance door leads to the entrance porch with side aspect double glazed window, tiled flooring and glazed door to the entrance hall.

Entrance Hall

With stairs to the first floor, inset spot lights, tiled flooring, door to the kitchen and sitting room.

Sitting Room

5m (16'5) x 3.33m (10'11)

With front and rear aspect double glazed windows, laminated flooring, panelled radiator, decorative fire surround and inset spot lights.

Kitchen

4.98m (16'4) (maximum) x 3.18m (10'5)

With front, side and rear aspect double glazed windows. A range of units comprising stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric double oven, hob with cooker hood over, breakfast bar, space for fridge and freezer, inset spot lights, tiled flooring and glazed door to the rear porch.



Rear Porch

With tiled flooring, spot light, door to the utility cupboard and upvc double glazed door giving access to the rear garden.



Utility Cupboard

1.5m (4'11) x .86m (2'10)

With rear aspect double glazed window, wall mounted gas central heating boiler, plumbing and space for washing machine with work surface over and tiled flooring.

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ON THE FIRST FLOOR:

Landing

With rear aspect double glazed window, spot light, access hatch to loft space, doors to bedrooms and bathroom.

Bedroom 1

5m (16'5) x 3.18m (10'5)

With front and rear aspect double glazed window and panelled radiator.

Bedroom 2

3.3m (10'10) (maximum) x 3.2m (10'6)

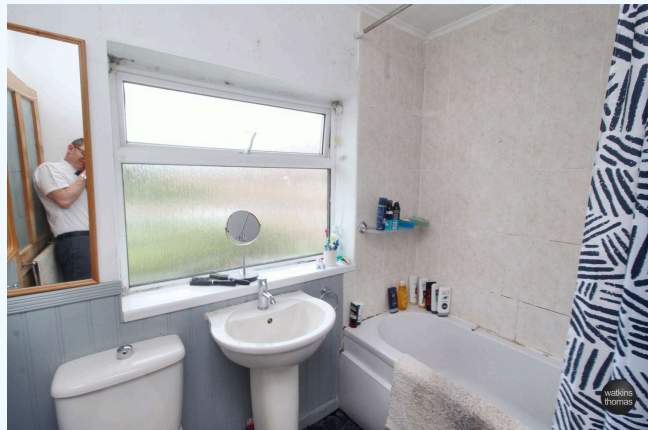
With front aspect double glazed window, built-in cupboard with shelving and panelled radiator.



Bathroom

2.24m (7'4) x 1.68m (5'6)

With rear aspect double glazed window with suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, wood panelling to rail, partially tiled wall surround and panelled radiator.



OUTSIDE:

To the front of the property is a lawn garden with shrub borders. The garden is enclosed by walling to provide a degree of privacy with gate giving access to the path which runs to the front door. There is a useful side path and gate giving access to the rear garden where there is a patio leading to the main garden which is laid to lawn. There is a useful garden shed. The garden is enclosed by walling and fencing to provide a degree of privacy.



COUNCIL TAX BAND B

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.

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VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford on the A438 Eign Street and at the traffic lights proceed straight over onto Whitecross Road. Take the sixth turning on the left hand side into Holmer Street, continue along Holmer Street taking the first right into Crossfield where the property is located on the right hand side as indicated by the for sale board.

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.

20th May 2024

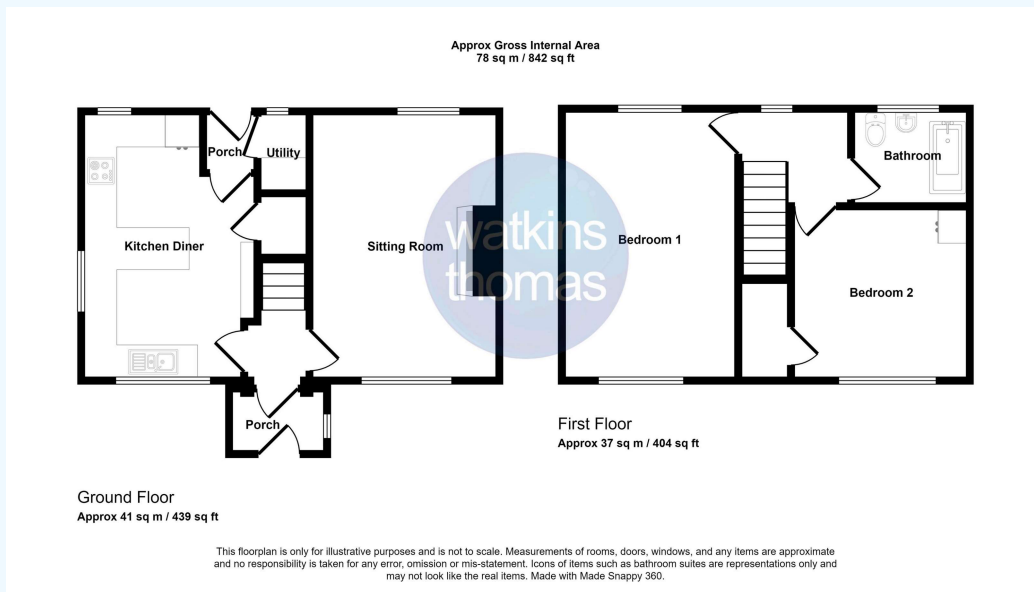
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ENERGY PERFORMANCE CERTIFICATE

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.

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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