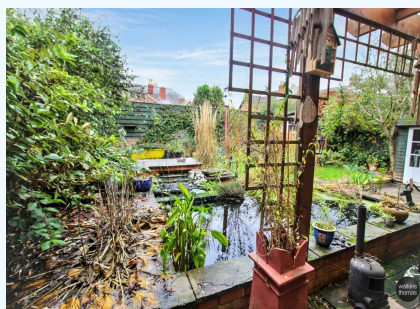




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### **46 White Horse Square, Whitecross, Hereford, HR4 0HD**

*'Situated to the north of Hereford City in the popular Whitecross district a four bedroom detached family home with gas central heating, double glazing (where specified), off road parking, shortened garage for storage and enclosed rear garden'*

**£365,000 (Freehold)**

**Residential Sales**

## 46 White Horse Square, Whitecross, Hereford, HR4 0HD

### LOCATION

The property is located to the north of Hereford in the popular Whitecross district. In the area are a range of amenities 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 four bedroom detached family home with the benefit of gas central heating, double glazing (where specified), off road parking, shortened garage for storage and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, two reception rooms, breakfast area, kitchen, utility, downstairs cloakroom, first floor landing with access to four bedrooms, study and bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Porch

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

##### Entrance Hall

With storage cupboard, panelled radiator, tiled flooring, stairs to the first floor with under-stairs storage cupboard and door to the sitting room.

##### Sitting Room

4.17m (13'8) (plus bay) x 3.56m (11'8)

With front aspect double glazed bay window, gas fire with decorative surround, laminated flooring, television point, panelled radiators and double doors to the family room.



##### Family Room

3.28m (10'9) x 3m (9'10)

With panelled radiator, laminated flooring, double glazed patio door to the garden and door to the breakfast room.



##### Breakfast Room

3.25m (10'8) x 2.34m (7'8)

With tiled flooring, double glazed French doors to the garden and access to the kitchen.

## 46 White Horse Square, Whitecross, Hereford, HR4 0HD

### Kitchen

3.3m (10'10) x 2.36m (7'9)

With a range of units comprising 1½ bowl ceramic sink unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated fridge freezer, integrated dishwasher, range cooker with cooker hood over, inset spot lights, tiled flooring and door to utility room.



### Utility Room

2.36m (7'9) x 1.5m (4'11)

With a range of units comprising stainless steel sink drainer unit, work surfaces, tiled splash back, base units under, plumbing and space for washing machine, space for tumble dryer, wall mounted gas central heating boiler, laminated flooring and door to the cloakroom.

### Cloakroom

With side aspect double glazed window, low flush wc, wash hand basin with tiled splash backs and laminated flooring.

### ON THE FIRST FLOOR:

### Landing

Access hatch to loft space which has a pull down ladder, wooden flooring and doors to bedrooms, study and bathroom.

### Bedroom 1

4.19m (13'9) (maximum) x 3.3m (10'10)

With front and side aspect double glazed windows, built-in wardrobe, panelled radiator and vinyl flooring.



### Bedroom 2

3.05m (10'0) (maximum) x 3.96m (13') (plus recess)

With front and side aspect double glazed windows and panelled radiator.

### Bedroom 3

3.3m (10'10) (maximum) x 3.02m (9'11)

With rear aspect double glazed window, built-in wardrobe, panelled radiator and laminated flooring.

### Bedroom 4

3m (9'10) (maximum including the bulk head) x 2.24m (7'4)

With front aspect double glazed window, panelled radiator, wooden flooring and storage cupboard mounted on the bulk head.

## 46 White Horse Square, Whitecross, Hereford, HR4 0HD

### Study

2.24m (7'4) x 1.65m (5'5)

With rear aspect double glazed window and laminated flooring.

### Bathroom

3.3m (10'10) x 2.39m (7'10) (maximum)

With rear aspect double glazed window, suite comprising roll top bath, shower cubicle with multi-jet shower and blue tooth speaker system, low flush wc, pedestal mounted wash hand basin, airing cupboard, panelled radiator and vinyl flooring.



### OUTSIDE:

To the front of the property is a driveway giving access to the SHORTENED GARAGE (10'11 x 10'5) with double doors to the front, side aspect window, power and lighting.

A side path gives access to the rear garden where there is a patio with steps leading to a decked seating area which overlooks a pond. There is a lawn garden with shrub borders, useful summer house and storage shed. Outside tap. The garden is enclosed by fencing to provide a degree of privacy.

### COUNCIL TAX BAND D

payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE


Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### 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

Proceed out of Hereford along Whitecross Road turning left into White Horse Street. Continue along White Horse Street and turn right into White Horse Square where the property is located on the right hand side as indicated by the agents for sale board

### FOR FURTHER INFORMATION

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

1st December 2025

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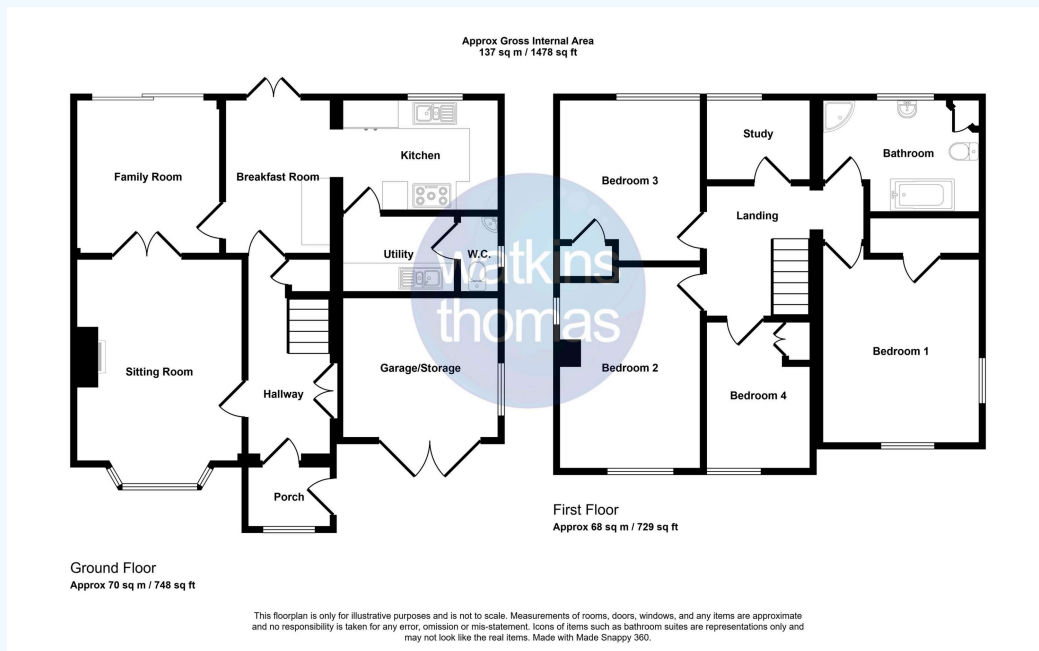
# 46 White Horse Square, Whitecross, Hereford, HR4 0HD

## 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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