



20 CORNEWALL STREET WHITECROSS, HEREFORD HR4 0HF

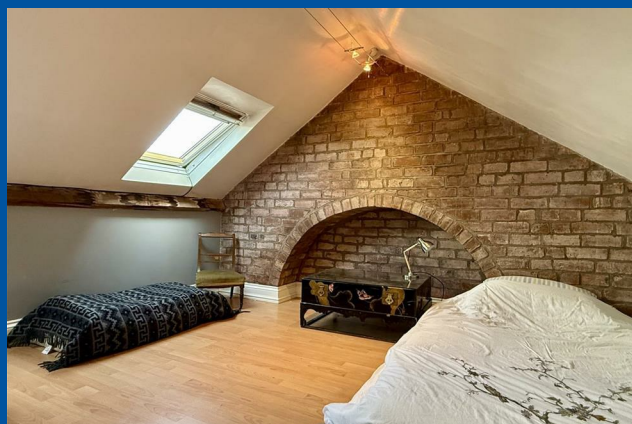
£275,000
FREEHOLD

Situated in the popular residential area of Whitecross, just a short walk from Hereford City Centre is this fantastic period two/ three bedroom mid terraced home offering ideal first time buyer/family accommodation and being sold with the added benefit of no onward chain.



20 CORNEWALL STREET

- Sold with no onward chain • Popular residential location • Well presented throughout • 2 cosy reception rooms • 2/3 bedroom mid terraced house • Viewing highly recommended



Sitting Room

This welcoming sitting room features an exposed brick chimney breast with a large, curved fireplace opening, creating a charming focal point. A window fills the space with natural light, enhancing the neutral walls and carpeted floor, while fitted shelving adds character and storage.

Dining Room

The dining room offers a delightful space for entertaining or family meals, highlighted by a rustic brick fireplace with an inset wood-burning stove. Built-in shelving and cupboards provide practical storage, while the wooden floors and soft wall colour create a warm and inviting ambience. Large windows ensure plenty of natural light flows through, with a doorway leading through to the kitchen.

Kitchen

A kitchen with a charming character is fitted with matte blue base cabinets and light work surfaces, complemented by exposed brickwork on one wall. Windows above the sink look out onto the rear garden, flooding the room with natural light. The kitchen includes a freestanding cooker and offers ample workspace and storage, with a doorway opening into the dining room and a secondary door providing access to the utility area.

Utility

This useful porch/utility area provides practical space for laundry and storage with access to the rear garden

and the kitchen. The area benefits from natural light and room to accommodate appliances and everyday essentials.

Bedroom one

The main bedroom is a serene retreat with soft, neutral walls and natural wooden flooring. It features built-in wardrobes for ample storage and a classic fireplace, adding character to the room. A large window offers views to the outside, filling the room with daylight.

Bedroom 2

Bedroom 2 is a bright and comfortable space with wooden floors and a charming fireplace as a central feature. A window ensures the room is well-lit during the day, and there is space for bedroom furniture or a desk, making it versatile for different needs.

Bathroom

The bathroom offers a relaxing space with a white suite including a panelled bath and separate shower enclosure. A skylight window above provides natural light to the room, which is finished with wood panelled walls and modern flooring for a clean and fresh feel.

Attic Room

The attic room enjoys a bright and airy feel thanks to two skylight windows that bring in natural light, highlighting the exposed brick chimney breast that adds character and warmth. This versatile space is finished with a light wood floor and ideal for use as a guest room, home office, or additional bedroom.

Cellar Room

The cellar room provides a spacious, versatile area with a square layout. It offers potential for storage, a workshop, or further living space, accessed via a staircase.

Rear Garden

The rear garden is a generous outdoor space with a lawn bordered by flower beds and a gravel path leading to an outbuilding and shed. It is enclosed with fencing providing privacy, perfect for outdoor entertaining or relaxing.

Outbuilding

The outbuilding in the garden provides handy additional storage or garden room space with two doors and a window, set within a paved seating area with surrounding greenery, ideal for relaxing or enjoying the outdoors.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Outgoings

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Directions

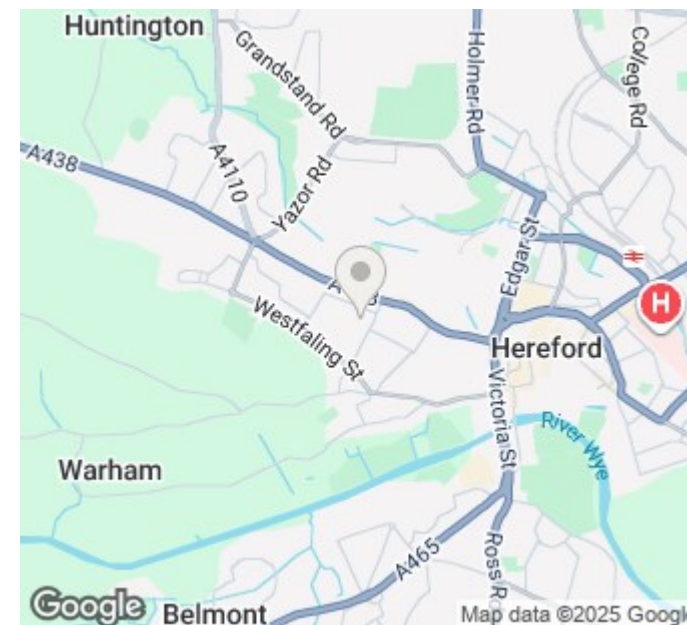
Proceed west out of Hereford along Whitecross Road taking the left hand turning signposted for Whitehorse Street, then take the second right for Cornwall Street and the property is situated a short distance down on the right hand side as indicated by the agents for sale board.

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Total area: approx. 120.7 sq. metres (1299.3 sq. feet)
20 Cornwall Street, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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