



16 Foxwhelp Close, Hereford, HR4 0PL



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Hereford
HR4 0PL**

Summary of Features

- Semi detached townhouse
- Three double bedrooms
- Two bathrooms
- Two reception rooms
- Two parking spaces
- Sought after residential location

Price Guide £260,000

Located on Foxwhelp Close in Hereford, this semi-detached townhouse offers a comfortable and convenient living space. Spanning three storeys, the property features an inviting layout with two spacious reception rooms, ideal for both relaxation and entertaining. The residence features three generously sized double bedrooms, ensuring ample space for family or guests. The master bedroom benefits from an ensuite bathroom, providing a private sanctuary for your daily routines. In addition to the ensuite, the property includes a well-appointed family bathroom, catering to the needs of a busy household. The property has parking for two vehicles, which is useful in this busy area. It's also in a great location, close to local shops, the city centre, and other amenities, making it easy to get to everything you need. This property is an excellent opportunity for those seeking a modern family home in a vibrant community. With its thoughtful design and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful townhouse your new home.

Situation

Located in the popular residential area of Whitecross, just half a mile west of the city centre of Hereford. Nearby are excellent local amenities to include local shop, post office, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

Accommodation

The accommodation comprises: Entrance hall, kitchen/breakfast room, living room, conservatory, downstairs wc, three bedrooms, en-suite and bathroom.

Entrance Hall

The entrance leads into a central hallway offering direct access to all principal ground floor rooms, ensuring a seamless and functional layout throughout the home. A staircase ascends to the first floor, and there's a convenient WC located on the ground level.

Kitchen breakfast room

The kitchen/breakfast room is a bright and functional space, featuring a sink and drainer ideally positioned

beneath a window overlooking the front garden. There is ample space for a oven with gas hob, as well as plumbing for a washing machine. A useful understairs cupboard provides additional storage, and the room flows directly into the conservatory, creating a versatile area perfect for dining or relaxing.

Conservatory

The conservatory serves as a seamless connection to the outdoors by featuring large glass windows and roofs that allow natural light and garden views to flood the space. Versatile in use, the conservatory can function as a sunroom, dining area, home office or relaxation space, adapting to both practical needs and leisure activities throughout the year.

Downstairs WC

Fitted with low level WC and wash hand basin.

First floor

Living room

A versatile living space filled with natural light, thanks to double doors opening onto a Juliet balcony. This inviting room offers a warm and airy ambiance, ideal for relaxing as a cozy snug, childrens playroom, or focusing in a functional home office — effortlessly adapting to suit your lifestyle.

Bedroom three

A double bedroom with front aspect window and space for freestanding furniture.

Second floor

Bedroom one

A double bedroom with rear aspect window and double built in wardrobes.

En-suite

Fitted with shower cubicle, wash hand basin and low level WC. Obscure window to the rear.

Family bathroom

Fitted with a white three piece suite which includes, bath with shower over, wash hand basin and low level WC.







Bedroom two

A double bedroom with double front aspect windows and built in storage cupboard.

Outside

To the rear of the property is a charming courtyard-style garden, fully paved for ease of maintenance and ideal for outdoor dining or relaxing. The garden benefits from side access, providing convenient entry without passing through the main house — perfect for bikes, bins, or gardening needs. A useful garden shed is included, offering additional storage space for tools and equipment. To the front, the property enjoys a neat stoned garden area, creating an attractive, low-maintenance frontage that enhances kerb appeal.

Services

Mains services are connected to the property.

Herefordshire council tax band - D

Tenure - Freehold

Directions

Proceed west out of Hereford along Eign Street, continuing into Whitecross Road. Turn left into Ryelands Street and then first left into Kernall Road. Follow Kernall Road and then take a left into Foxwheel Close. The property can be located towards the end of the Close as as denoted by the For Sale sign.

High Money Laundering Regulations

The successful purchaser will be required to provide sufficient identification to verify their identities in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Total area: approx. 102.5 sq. metres (1103.4 sq. feet)

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

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.