

for sale

£225,000



Whitecross Road Hereford HR4 0LT

Situated on Whitecross Road is this spacious two bedroom semi detached, town-house style home. Withing walking distance to numerous ammenties and Hereford City Centre, the proeprty also boasts a large living space, private garden, off-road parking, and offers scope for modernisation.

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Entrance Porch

Accessed via a frosted double glazed entrance door to the front elevation. Featuring one wall light point and a further single glazed door leading into the entrance hall.

Entrance Hall

With a single glazed door from the porch, ceiling light point and central heating radiator. Providing access to the principal ground floor accommodation.

Lounge

A spacious reception room featuring a double glazed bay window to the front elevation, decorative feature fireplace, one ceiling light point, three wall light points and a central heating radiator.

Dining Room

With a double glazed window overlooking the rear garden, central heating radiator, one ceiling light point and two wall light points.

Kitchen

Fitted with a range of wall and base units incorporating a wash hand basin, integrated double oven and hob, and space for a fridge freezer. Having two ceiling light points, loft hatch, two central heating radiators, two double glazed windows to the side elevation, a double glazed window to the rear and a frosted double glazed door to the side. Access is also provided to the cellar.

Lean-To

Fitted with wall and base units and providing space for a tumble dryer. Having one wall light point, two single glazed rear windows and a door leading to the rear garden.



Landing

With loft hatch and ceiling light point. Providing access to the first-floor accommodation.

Bedroom One

A generous double bedroom featuring two fitted wardrobes, double glazed bay window to the front elevation, two central heating radiators and a ceiling light point.

Bedroom Two

With a double glazed window to the rear elevation, central heating radiator and ceiling light point.

Bathroom

Fitted with a shower cubicle incorporating an electric shower, wash hand basin and low-level W.C. Also benefiting from wall and base units, airing cupboard housing the boiler, frosted double glazed window to the rear elevation, central heating radiator and ceiling light point.

Rear Garden

Enclosed by a combination of fencing and wall boundaries, the garden enjoys a private patio seating area and an extensive lawned garden extending to the rear.

Special Features

Cellar – A useful additional space fitted with wall and base units and a central heating radiator, offering excellent storage or potential for conversion, subject to any necessary consents.





Total floor area 134.5 m² (1,447 sq.ft.) approx

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Property Ref: HER316516 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

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