



69 Chandos Street, Hereford, HR4 0EY



**Sunderlands**  
Residential Rural Commercial



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Hereford  
HR4 0EY**

### Summary of Features

- Victoria semi-detached
- Three bedrooms
- Two reception rooms
- Well presented throughout
- Character features
- Sought after residential location

**Asking Price £270,000**

Nestled in the charming area of Whitecross Hereford, this delightful semi-detached Victorian house offers a perfect blend of character and modern living. With its well-presented interiors, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The three spacious bedrooms provide ample accommodation for families or those seeking extra space for guests or a home office. The house is adorned with character features that reflect its Victorian heritage, adding a unique charm that is often sought after in residential properties. Situated in a desirable residential location, this property is conveniently close to local amenities, making daily life both easy and enjoyable. Whether you are looking for shops, schools, or parks, everything you need is just a short distance away.

### Location

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, Living room, Dining room, Kitchen, Three bedrooms and a family bathroom.

### Entrance hall

Which gives access to the principal ground floor rooms and stairs rise to the first floor.

### Living room

The living room is a delightful space, featuring a charming bay window to the front that fills the room with natural light. A central gas fireplace adds warmth and character, while there is ample room for comfortable living furniture.

### Dining room

The dining room connects through from the living via a large opening, creating a seamless flow that gives the impression of one expansive room. A rear aspect window brings in natural light, enhancing the open feel. On the left-hand side of the central gas fireplace, a built-in storage unit adds functionality without interrupting the openness of the layout.

### Kitchen

The kitchen is equipped with a range of matching wall and base units, complemented by a sink drainer unit positioned beneath a side aspect window. It offers access to both the cellar and the rear garden. There is space allocated for white goods and a freestanding oven with hob.

### Bathroom

The stylish bathroom is fitted with a three piece suite which includes, bath with shower over, low level WC and wash hand basin. Obscure rear aspect window.

### Cellar

The cellar can be accessed via the kitchen, with power and light, this room can be adapted to suit a potential buyers needs.

### First floor

#### Bedroom one

Bedroom one is a double bedroom with two front aspect windows and space for free standing furniture.

#### Bedroom two

Another double bedroom with rear aspect window overlooking the garden.

#### Bedroom three

A single bedroom with rear aspect window and space for bedroom furniture.





### Outside

The property is accessed by steps leading to the front door. The front garden is enclosed by a brick wall and includes access to a side passage. The rear garden is mainly lawn with a stone seating area ideal for entertaining, fully enclosed by fencing with side access.

### Services

We understand mains water, gas, electric and drainage are connected to the property.

Herefordshire Council Tax Band - C

Tenure - Freehold

### Directions:

Proceed west out of Hereford along Eign Street, continuing into Whitecross Road. Turn left into Ryelands Street and then second right into Chandos Street. The property can be located at the end of the street on the left hand side.

### Anti Money Laundering

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



### Sunderlands Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email: hereford@sunderlands.co.uk

**Hay-on-Wye Branch**  
3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk  
[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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

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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.

