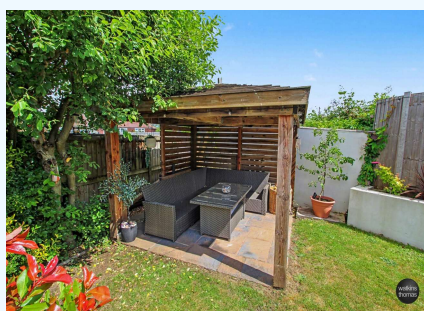




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## 19 Wordsworth Road, Hereford, HR4 0QB

*Situated to the north west of Hereford city in the popular Whitecross district, a well presented three bedroom semi detached family home with the added benefit of off road parking, garage and enclosed rear garden.*

**£299,000 (Freehold)**

**Residential Sales**

## 19 Wordsworth Road, Hereford, HR4 0QB

### LOCATION

The property is located to the north west of Hereford city centre 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

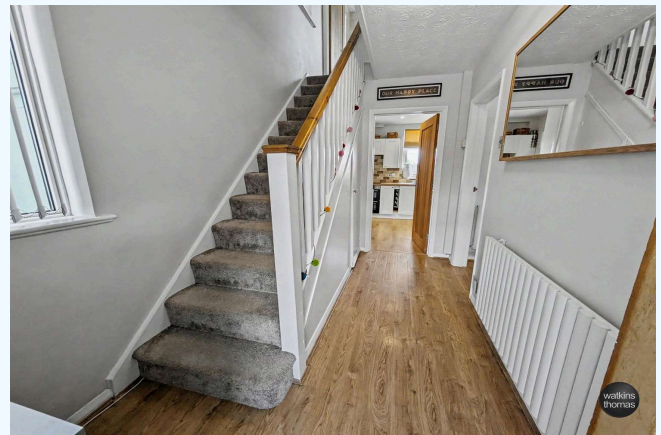
The subject property is a well presented three bedroom semi detached family home with the added benefit of gas central heating, double glazing where specified, off road parking, garage and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, sitting room, kitchen/dining room, conservatory, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

### ON THE GROUND FLOOR:

Side aspect double glazed entrance door leads to the entrance porch with front and side aspect double glazed windows. Laminated flooring and glazed door to the;

### Entrance Hall

With panelled radiator, side aspect double glazed window, stairs to the first floor, under stairs storage cupboard, laminated flooring, smoke alarm, door to the kitchen/dining room and;



### Sitting Room

4.19m (13'9) x 3.84m (12'7) (maximum)

With front aspect double glazed window, panelled radiator, TV point, wall light and laminated flooring.

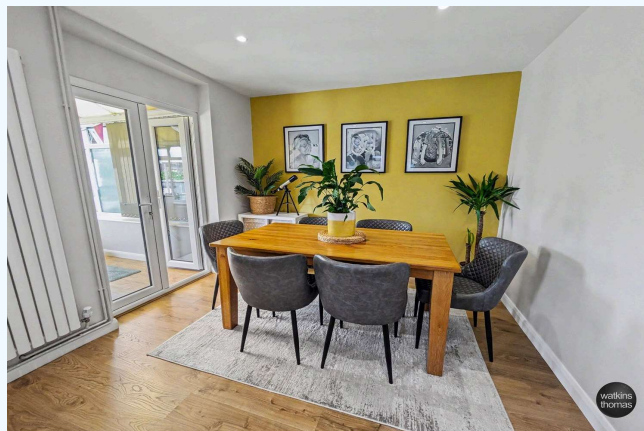
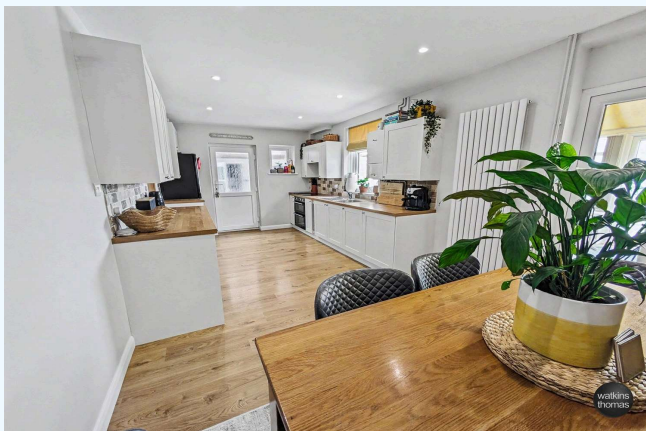


## 19 Wordsworth Road, Hereford, HR4 0QB

### Kitchen/Dining Room

6.38m (20'11) x 2.95m (9'8)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units, integrated electric double oven, electric hob and cooker hood over. Space for upright fridge/freezer, space for dining table, panelled radiator, laminated flooring, inset spotlights, side aspect double glazed door to the side passageway and double glazed french doors giving access to the;



### Conservatory

3.48m (11'5) (maximum) x 2.39m (7'10)

Of UPVC construction with panelled radiator, laminated flooring, double glazed windows and rear aspect double glazed french doors to the garden.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, side aspect double glazed window, smoke alarm and doors to bedrooms and bathroom.

#### Bedroom 1

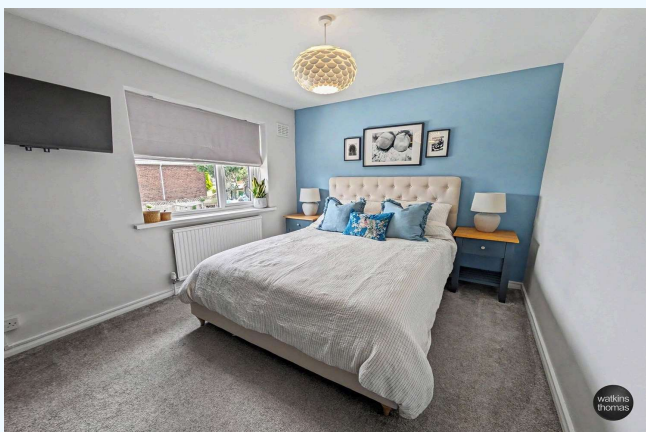
3.58m (11'9) (maximum) x 3.4m (11'2)

With front aspect double glazed window, panelled radiator and built in storage cupboard.

#### Bedroom 2

3.81m (12'6) x 2.95m (9'8)

With rear aspect double glazed window and panelled radiator.



## 19 Wordsworth Road, Hereford, HR4 0QB

### Bedroom 3

2.67m (8'9) x 2.41m (7'11) (maximum) including the bulkhead  
With front aspect double glazed window and panelled radiator.

### Bathroom

2.34m (7'8) x 1.78m (5'10)

With side and rear aspect double glazed windows, suite comprising panel enclosed 'L' shaped bath with thermostatically controlled shower and rain water shower head, pedestal mounted wash hand basin, low flush WC, heated towel rail, extractor fan, inset spotlights and vinyl flooring.



### OUTSIDE:

To the front of the property is a block pave driveway giving access to the GARAGE and front door. From the front of the property a door gives access to the side passageway which leads to the rear garden. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. To the rear of the garden is a covered patio area and there is a further gravelled seating area with pergola, which also gives access to the storage shed which measures 11'2 (minimum) by 7'7, which also gives access to the outside toilet with low flush WC and side aspect window. The garden is enclosed by fencing to provide a degree of privacy.



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### Garage

4.88m (16') x 2.39m (7'10)

With up and over door, access hatch to loft space, plumbing and space for washing machine with work surface, space for tumble dryer, side aspect glazed door to the side passageway.

### COUNCIL TAX BAND C

Made 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 the Whitecross Road. On reaching the Whitecross roundabout, take the first exit onto Wordsworth Road. Continue along Wordsworth Road where the property is located on the left hand side.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough 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), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

13th June 2026

ID41922

## 19 Wordsworth Road, Hereford, HR4 0QB

### 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.

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

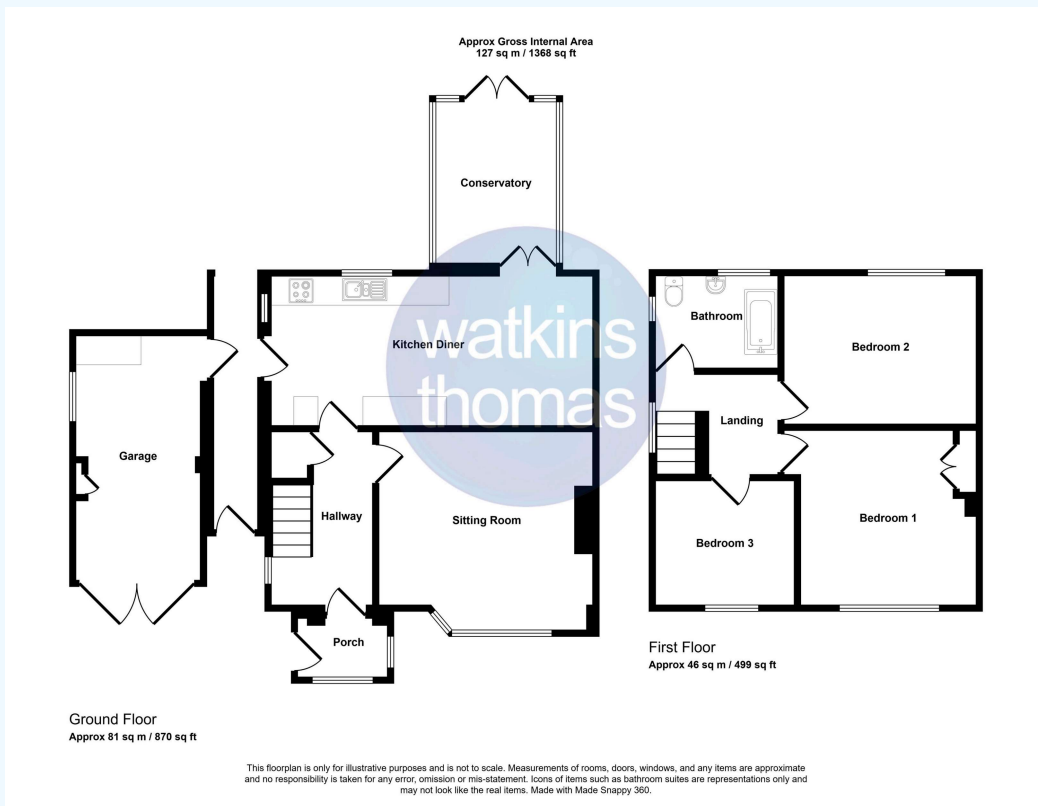
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## 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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