



10 WHITE HORSE STREET  
Hereford, HR4 0EP





An attractive and spacious double fronted mid terraced town house, offering very comfortable living space, with large cellar and a courtyard at the rear, all within easy reach of the city centre.

Offers in excess of £260,000



#### **Situation and Description**

The property forms part of a well-established part of the city and is within walking distance of schools, supermarkets, shops and all the facilities a city centre has to offer. Deceptively spacious, the house offers excellent living space which includes double glazing, gas fired central heating and a modern fitted bathroom which includes both a bath and separate shower. In addition, there is a large cellar which offers plenty of potential for conversion to create additional living space, if required.



On arrival, a front door leads into a small entrance lobby and then to a comfortable sitting room which has oak flooring, radiator and a fitted fireplace with gas fire. Also at the front of the house is a good-sized living/dining room again with oak effect flooring which links to a modern kitchen and also provides access to the cellar.

The kitchen offers plenty of workspace with fitted cupboards and drawers below and includes a single drainer sink unit, a 4-ring electric hob with extractor over, a double oven, space and plumbing for a dishwasher and plenty of space for a fridge/freezer. The kitchen is then supported by a useful fitted utility room and separate cloakroom.



On the first floor there are three good bedrooms, all with radiators and double-glazed windows. One has a large built-in cupboard or wardrobe, and the smallest bedroom has a fitted cupboard that houses the gas fired central heating boiler. A modern bathroom with bath and a separate shower cubicle, then completes the living space.

#### **Outside**

At the front of the house is a small, enclosed area and at the rear and accessed from the kitchen is an attractive enclosed courtyard, with pergola and seating area ideal for easy maintenance, with plenty of space for planters or flower tubs, and also benefits from a right of access across the neighbouring property when required.

#### **Services and Considerations**

Mains electricity, water, gas and drainage are all connected

Tenure Freehold

Council Tax Band B

EPC Rating D 68/87

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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

If you need help with or are unsure about any of the information contained in these details, please let us know.













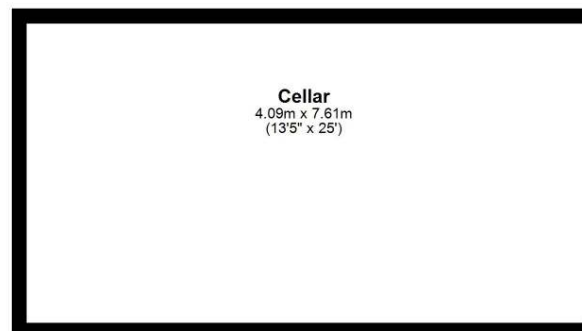


Three bedrooms with supporting bathroom

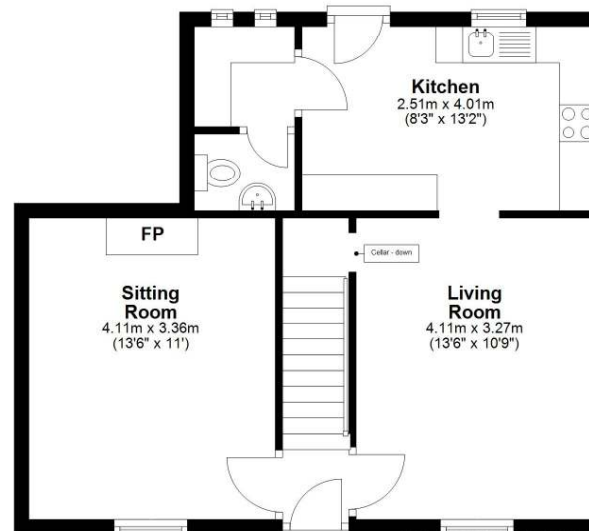




## Basement



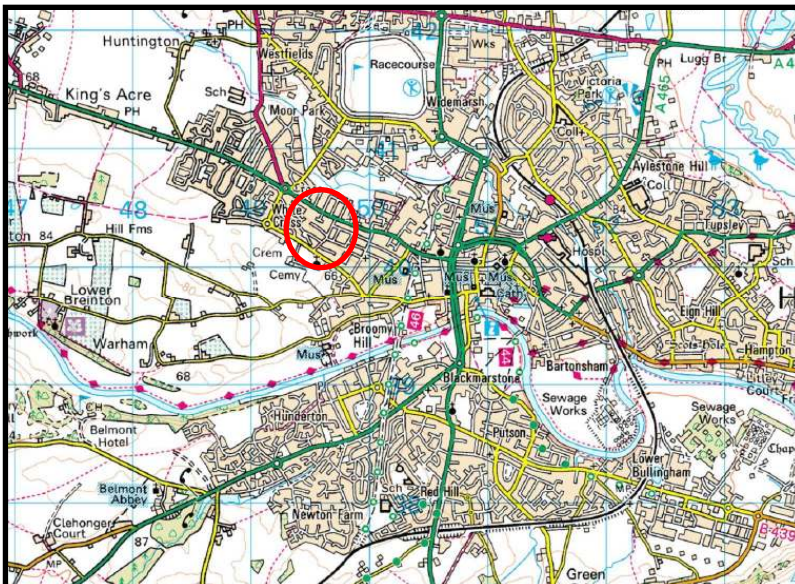
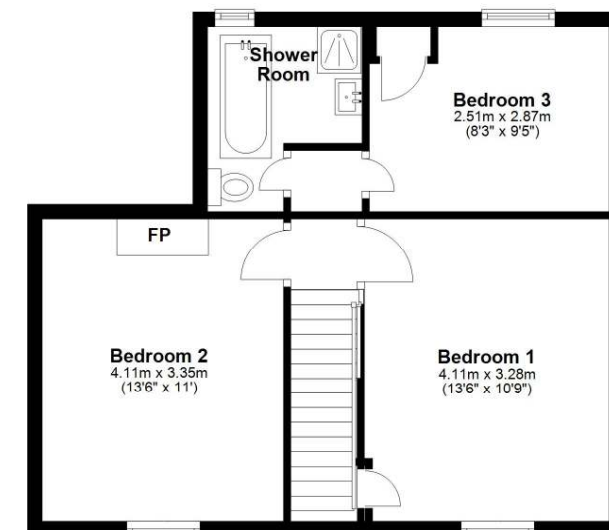
## Ground Floor



Total area: approx. 123.5 sq. metres (1328.8 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

## First Floor



## Directions

What Three Words///fats.tamed.rapid From the city centre take the A438 towards Brecon and continue along this road, passing the Shell garage on the right-hand side and after a short distance turn left into Whitehorse Street. No 10 will then be found on the right.

# Brookes Bliss

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