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8 Bedford Street, Whitecross, Hereford, HR4 0DR

'Situated to the north of Hereford City a three bedroom, detached home in need of modernisation with two reception rooms, double glazing, electric heating and enclosed courtyard rear garden'

£250,000 (Freehold)

8 Bedford Street, Whitecross, Hereford, HR4 0DR

LOCATION
The property is located to the north of Hereford 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 three bedroom detached home in need of modernisation with double glazing, electric heating, enclosed rear garden and accommodation comprising entrance hall, sitting room with step leading to a lower level family room, dining room, kitchen, first floor landing with access to three bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall
A double glazed panelled entrance door leading to the entrance hall with stairs to the first floor, door to the dining room and sitting.

Sitting Room
3.63m (11'11) x 3.3m (10'10)
With front aspect double glazed window, night storage heater and step down to the family room.

Family Room
3.18m (10'5) x 2.44m (8')
With night storage heater and rear aspect double glazed patio door to the garden.







8 Bedford Street, Whitecross, Hereford, HR4 0DR

Dining Room
3.63m (11'11) x 3.35m (11') (maximum)
With front aspect double glazed window, night storage heater, door to the cellar and door to the kitchen.



Kitchen
4.7m (15'5) x 2.36m (7'9)
With rear aspect double glazed window, a range of units comprising stainless steel sink and double drainer unit, work surface, base units under, wall units, plumbing and space for washing machine, space for upright fridge freezer, space for cooker and double glazed panelled door giving access to the rear garden.





ON THE LOWER GROUND FLOOR:

Cellar
With access from the dining room with two cellar rooms. Cellar Room 1 - 12' x 11' (maximum) with light. Cellar Room 2 - 12' x 11' (maximum) with light.

ON THE FIRST FLOOR:

Landing
With access hatch to loft space and doors to bedrooms and bathroom.

Bedroom 1
3.63m (11'11) x 3.61m (11'10) (maximum)
With front aspect double glazed window, night storage heater and airing cupboard.

8 Bedford Street, Whitecross, Hereford, HR4 0DR

Bedroom 2
3.63m (11'11) x 3.3m (10'10) (maximum)
With front aspect double glazed window and night storage heater.




Bedroom 3
4.78m (15'8) (maximum) x 2.44m (8')
With rear aspect double glazed window and night storage heater.

Shower Room
3.2m (10'6) x 2.41m (7'11)
With shower cubicle having electric shower, low flush wc, pedestal mounted wash hand basin, bidet, extractor fan, shaver point with light, partially tiled wall surround and dimplex wall mounted heater.




OUTSIDE:
To the front of the property is a path giving access to the front door. A side path gives access to a lean-to storage shed which in turn has a rear door giving access to the rear garden. The rear has a gravel seating area with various shrub borders which is enclosed by walling and hedging to provide a degree of privacy.




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COUNCIL TAX BAND C
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, 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 Whitecross Road, take the left hand turning into Oxford Street and turn right into Bedford Street where the property is located on the right 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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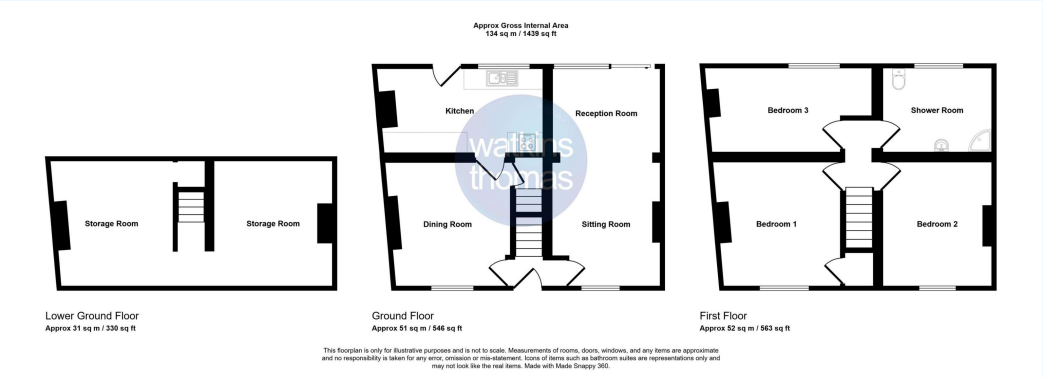
8 Bedford Street, Whitecross, Hereford, HR4 0DR

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.

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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