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## 22 White Horse Street, Whitecross, Hereford, HR4 0EP

*An attractive Victorian detached house situated in the highly sought after central location of Whitecross. This spacious and characterful property offers a light and airy living environment, enhanced by high ceilings and period features throughout.*

**£365,000 (Freehold)**

**Residential Sales**

## 22 White Horse Street, Whitecross, Hereford, HR4 0EP

### LOCATION

The property is located to the north west of Hereford City 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 comprises four well-proportioned bedrooms, two bathrooms, and three reception rooms, providing versatile living space which is in need of some modernisation. The property has the added benefit of gas central heating (annually serviced), double glazing (where specified), off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, family room, dining room, kitchen, outside toilet, first floor landing with four bedrooms, bathroom, shower room and two cellar rooms. In more detail the accommodation comprises:

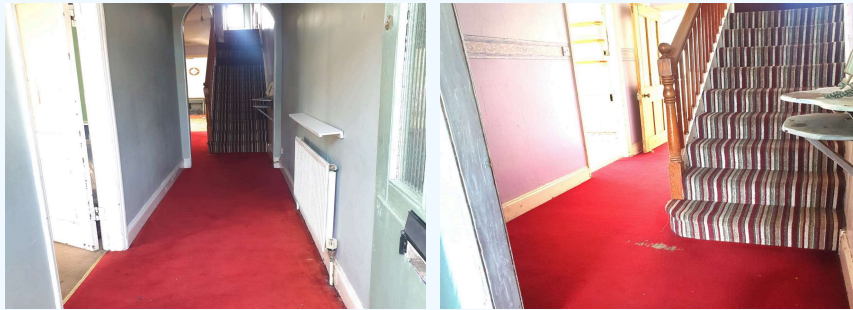
### ON THE GROUND FLOOR:

#### Feature Canopy Entrance Porch

With front aspect glazed door leading to the entrance hall.

#### Entrance Hall

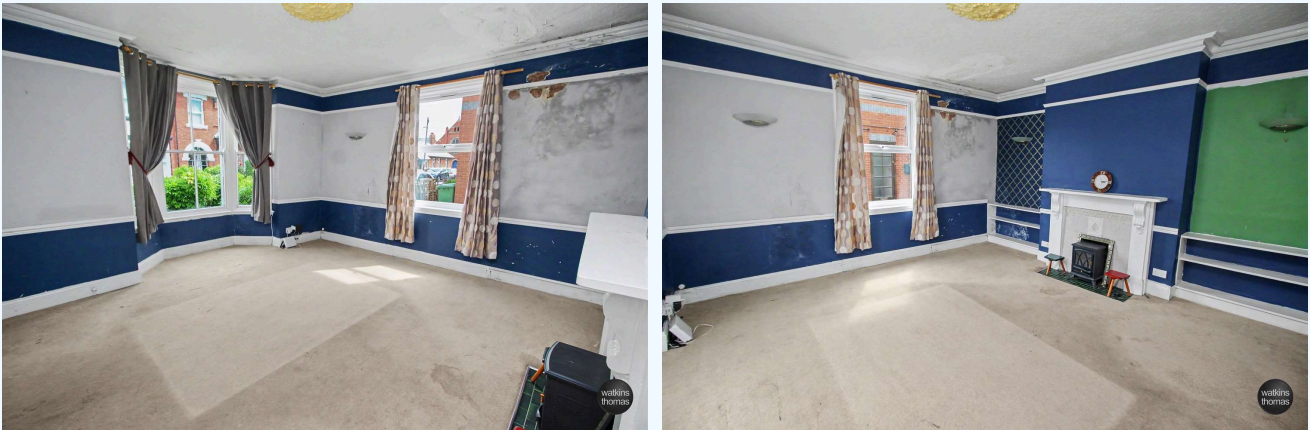
With panelled radiator, stairs to first floor, picture rail, door to the cellar and reception rooms.



#### Sitting Room

4.55m (14'11) (plus bay) x 4.65m (15'3)

With front aspect sash bay window, side aspect double glazed window, electric fire (behind this fire is an original tiled Victorian fireplace) and surround, picture rail, coved ceiling and panelled radiator.



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### Family Room

3.35m (11'0) (to the chimney breast) x 3.86m (12'8)

With side and rear aspect double glazed windows, decorative fire surround, two storage cupboards, pedestal mounted wash hand basin and panelled radiator.



### Dining Room

3.78m (12'5) (maximum) x 3.48m (11'5)

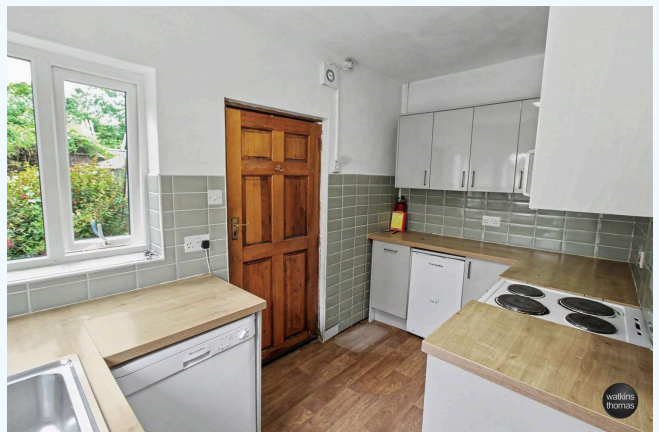
With two side aspect double glazed windows, panelled radiator, storage cupboard and door to the kitchen.



### Kitchen

3.51m (11'6) x 1.93m (6'4)

With side and rear aspect double glazed windows, a range of units comprising stainless steel sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for dishwasher, space for fridge, space for cooker with cooker hood over, extractor fan, vinyl flooring and door to the garden.



### ON THE LOWER GROUND FLOOR

#### Cellar

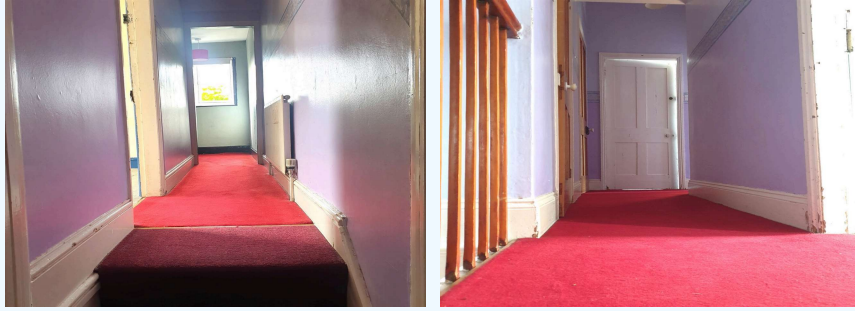
Offering two room large cellar storage space (approximately 51 square metres)

### ON THE FIRST FLOOR:

## 22 White Horse Street, Whitecross, Hereford, HR4 0EP

### Landing

Front landing area with access hatch to loft space, two storage cupboards and doors to bedrooms and shower room.



### Bedroom 1

3.96m (13'0) x 4.01m (13'2) (maximum)

With side and rear aspect double glazed windows, built-in wardrobe, pedestal mounted wash hand basin, panelled radiator, decorative fire surround and light with shaver point.

### Bedroom 2

3.66m (12'0) (maximum into bay) x 3.43m (11'3)

With front aspect double glazed bay window, side aspect double glazed window, panelled radiator, picture rail and exposed floor boards.

### Bedroom 4

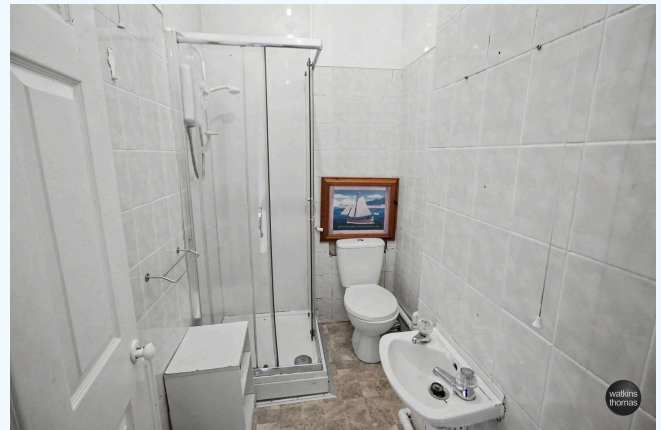
3.07m (10'1) x 2.31m (7'7)

With front aspect double glazed window, panelled radiator and wood panelling to one wall.



### Shower Room

With shower cubicle, electric shower, shower boarded surround, low flush wc, wash hand basin, partially tiled wall surround and vinyl flooring.



### Rear Landing

With panelled radiator, smoke alarm, access hatch to further loft space, door to bedroom 3 and access to inner landing.

### Bedroom 3

3.76m (12'4) (maximum) x 2.59m (8'6)

With side aspect double glazed window, pedestal mounted wash hand basin and panelled radiator.

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### Inner Landing

With rear aspect double glazed window, wall mounted gas central heating boiler and door to the bathroom.

### Bathroom

2.18m (7'2) x 1.88m (6'2)

With panel enclosed bath with electric shower over, pedestal mounted wash hand basin, low flush wc, partially tiled wall surround and vinyl flooring.



### OUTSIDE:

To the front of the property is a courtyard garden with path leading to the front door.

To the side of the property is a shared DRIVEWAY with PARKING SPACE and a side gate gives access to the rear garden.

To the immediate rear of the property is a patio with pond and outside tap leading to the main garden which is laid to lawn with various shrub borders. The garden also has the added benefit of a shed and greenhouse. Outside WC with low flush wc and side aspect window.

### 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, 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

### 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).

12th June 2026

ID42680

## 22 White Horse Street, Whitecross, Hereford, HR4 0EP

### 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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.

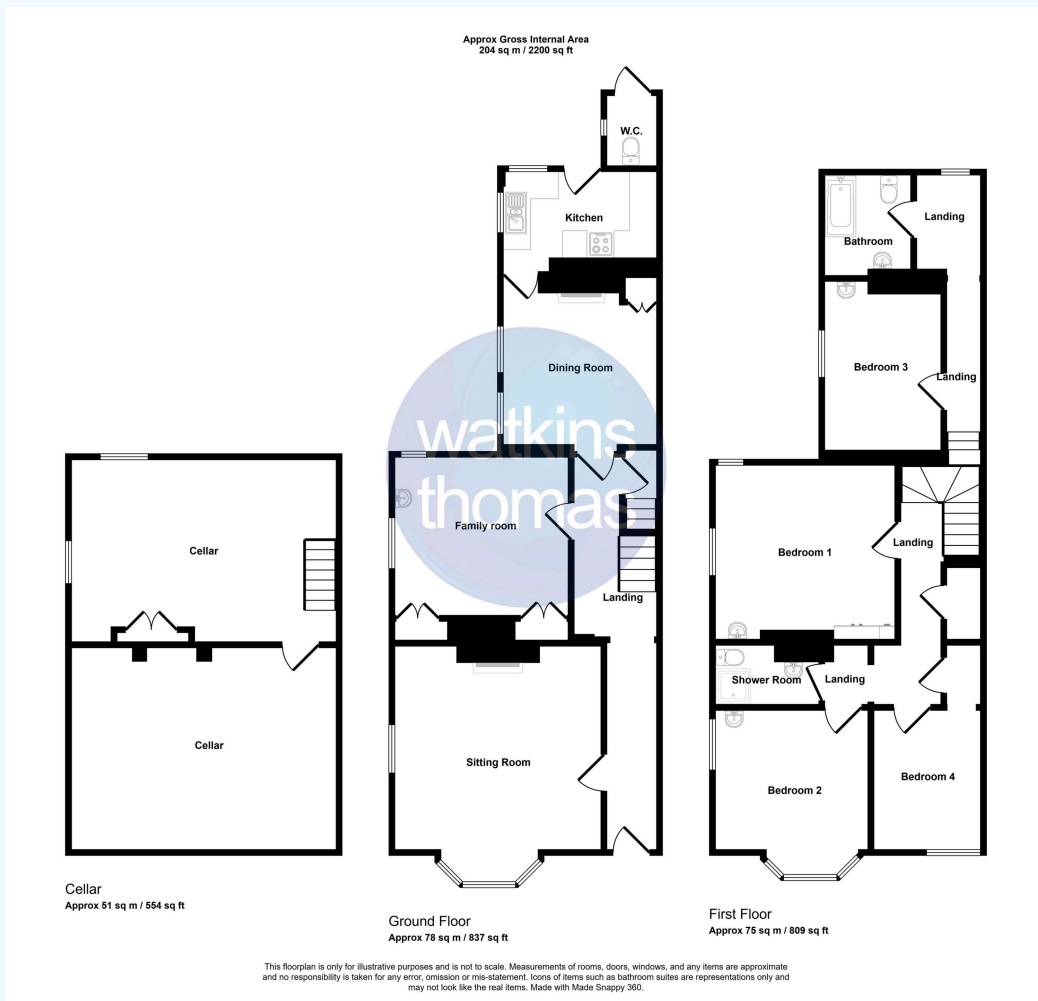
For properties in England and Wales:

- 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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