



Flats at 187 Whitecross Road  
Whitecross Road, Whitecross, Hereford

jackson  
property



## Flats at 187 Whitecross Road

Whitecross  
Hereford  
Herefordshire  
HR4 0LT

A character property that has been converted into 5 self contained apartments. Each apartment has been carefully designed and laid out. Having 3 x 2 bedroom apartments, 1 x 1 bedroom and a separate 1 bedroom coach house.

Located a stone's throw away from Hereford City, the property is an ideal investment with tenants in situ and an income of approx £32,000 per annum.

- Converted Period Property
- 5 Self Contained Units
- 4 Flats & 1 Detached Coach House
- Prominent City Location
- Circa £32000 per annum
- 3 x 2 beds and 2 x 1 bed dwellings
- Tenants in Situ
- Investment Buyers Only

Offers Over  
**£600,000**  
Freehold



Situation

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.

Flat 1:

Being a ground floor apartment, the flat is accessed directly off the communal entrance.

The internal hallway leads to Bedrooms 1 & 2, Bathroom and Dining Room. The Dining Room has large storage cupboard housing the combination boiler, understairs storage cupboard, access to the Living Room and Kitchen.

The Living Room has a large front facing window and feature fireplace. The kitchen is very practical with built in cooker, appliance space and door leading to the garden area.

Flat 2:

Located on the first floor, the internal hallway has large storage cupboard and doors that lead to Bedrooms 1 & 2 along with the bathroom.

The kitchen is a good size with eye level and low level cupboards, built in cooker and space for a table.

Off the kitchen is the large lounge with feature fireplace, floor to ceiling window that leads out onto the Balcony, joining the balcony from Bedroom 1.

Flat 3:

Located on the second floor.

The stairs lead to landing and hallway area with space for shoes and coats. Doors lead off to all accommodation.

The lounge and bedroom 1 are located at the front of the property. Bedroom 2 is located to the rear along with the bathroom.

The kitchen has lots of worktop space and storage cupboards with space for a dining table.

Agent Note: The bathroom has external door leading to fire escape stairwell.

Flat 4:

Having its own access and entrance, Flat 4 is located in the converted cellar of the building

The entrance leads straight into the lounge diner with storage cupboards and open arch to the fitted Kitchen.

An internal hallway leads through to the double bedroom along with the en suite shower room.

Flat 5 (Coach House):

The coach house is a detached building located to the side of the main residence.

A Driveway and courtyard area lead to the entrance and into the entrance hall. A door leads to the open plan living where there is a fully fitted kitchen and good size living space.

On the first floor there is a double bedroom and en suite bathroom with storage cupboard.

Services

All Mains Services are Connected to Each Apartment.

Council Tax

- Flat 1, 187 Whitecross Road - Band A - £1130.27 payable 2017/2018
- Flat 2, 187 Whitecross Road - Band A - £1130.27 payable 2017/2018
- Flat 3, 187 Whitecross Road - Band A - £1130.27 payable 2017/2018
- Flat 4, 187 Whitecross Road - Band A - £1130.27 payable 2017/2018
- Flat 5 (coach House), 187 Whitecross Road - Band A - £1130.27 payable 2017/2018

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.  
At least 48 hours will be required.

Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property





are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Current Rentals

- Flat 1: £600pcm
- Flat 2: £590pcm
- Flat 3: £575pcm
- Flat 4: £450pcm
- Flat 5/Coachhouse: £470pcm

Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

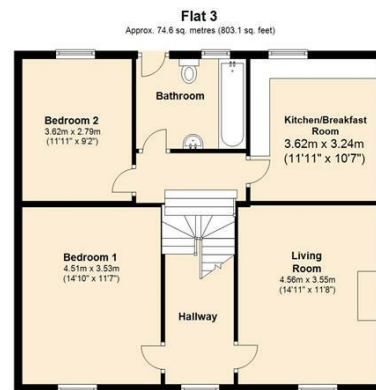
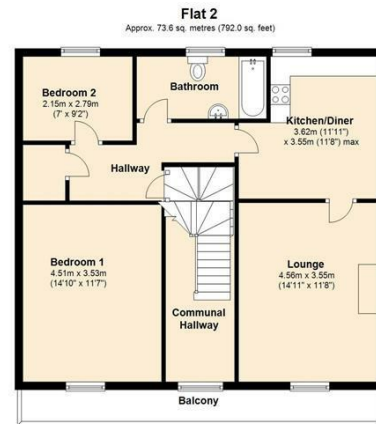
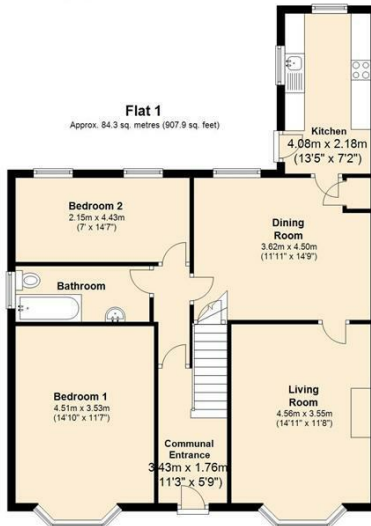
However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

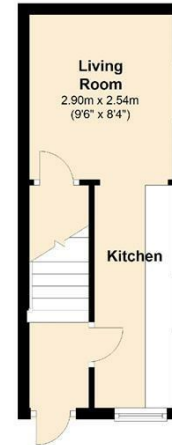
<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



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 Hereford  
 HR4 9DG



**Coach House Flat 5 GF**  
 Approx. 17.6 sq. metres (189.2 sq. feet)



**Coach House - Flat 5 - FF**  
 Approx. 17.6 sq. metres (189.2 sq. feet)



Total area: approx. 3358 Sq. Feet

These Plans are for Identification and Reference Only.  
 Plan produced using PlanUp.

| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

