



229 Whitecross Road, Hereford, Herefordshire, HR4 0LT



# 229 Whitecross Road

Hereford, HR4 0LT

Stunning 3 Bedroom Family Home | Walking Distance of Hereford City Centre | Open Plan Kitchen & Family Room | Sitting Room with Log burner | 3 Bedrooms & Bathroom | Large Cellar Conversion - Ideal as a 4th Bedroom or Study | Utility Room & Downstairs WC | South Facing Garden with Decking & Patio Area

- Detached Period Home
- 3 Bedrooms & Fully Converted Cellar
- South Facing Garden with Decking & Patio
- Living Room with Feature Log Burning Fire
- Family Kitchen with Dining Area & Bi-fold Doors
- Utility & Downstairs WC
- Walking Distance of Hereford City

*Offers Over*  
**£290,000**  
*Freehold*

To arrange a viewing please contact us on

t. 01432 344 779

[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk)

[www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)



### 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.

### Description

The front door leads into the entrance hallway with exposed brick feature wall to the staircase and two doors leading to the kitchen and living room. The Living Room offers a cosy space complimented by the Oak floorboards and feature exposed brick fireplace, with a fitted wood burner.

The oak flooring continues throughout the ground floor into the kitchen/family room. The kitchen area is fitted with a generous amount of cream shaker wall and base units with oak worktops and porcelain double sink and drainer. Integrated appliances include an electric oven with separate fitted gas hob, slimline dishwasher and integrated fridge/freezer. The whole space is complimented by the extension into the Family Room which is flooded with light from the double bifold doors connecting the garden and rear patio. A period catch and brace door leads to the utility room; housing the boiler and with space for a washing machine and tumble dryer, with a separate door leading to the downstairs WC.

From the Kitchen the converted cellar room is accessed by a staircase. This versatile space provides recessed spotlighting, central heating and a skylight; ideal as a fourth double bedroom or games room. Further storage can be found in a large recess under the house accessible through a separate door in the cellar.

Upstairs are three double bedrooms, two of which feature ornate cast iron fireplaces and updated sash windows, together with the Master Bedroom offering a walk-in wardrobe. The Family Bathroom features a full bath with both wall mounted and rain-head showers, complimented by tiled surround and glass screen, with a pedestal wash hand basin, WC and chrome heated towel rail.

Outside, the gardens are split into a large patio area and expansive lawns - a fantastic secure playing area for children. To the rear is a garden shed for storage and a path to the side of the property offers access to the front.

### Council Tax

Herefordshire Council - Band C

### Services

All mains services are connected. Gas combination boiler.



## Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

## Jackson Property

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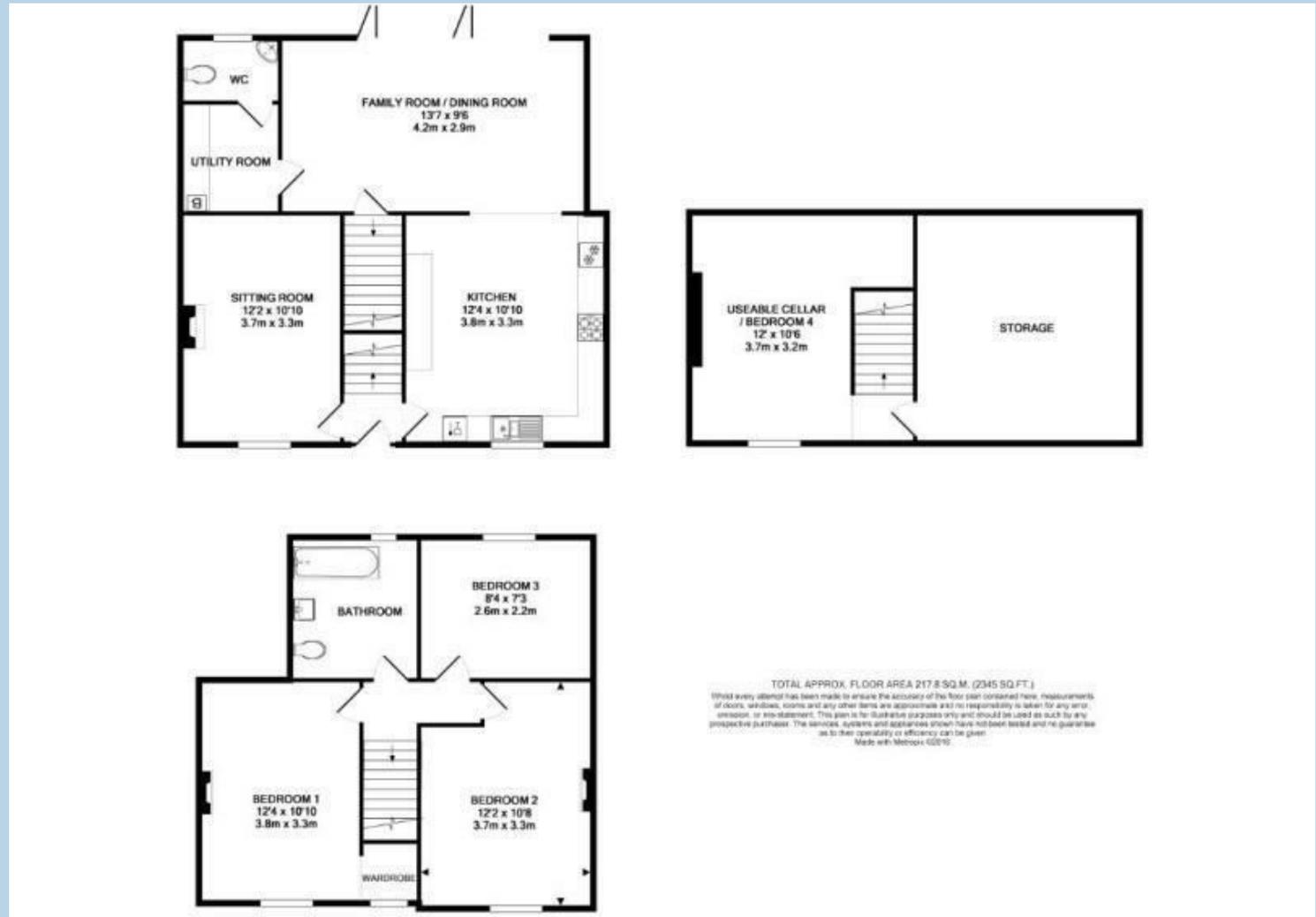
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January 2020

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (94 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>83</b>	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>84</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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