



234A Whitecross Road, Hereford, HR4 0DL



**234A Whitecross Road
Hereford
HR4 0DL**

Summary of Features

- Large Leasehold apartment
- 3 bedrooms
- 2 reception rooms
- Close to city centre and schools
- No onward chain

Asking Price £179,900

Located on Whitecross Road in Hereford, this leasehold apartment offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this residence is ideal for families or those seeking extra space for guests or a home office. The apartment boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The property is situated in a prime location, just a stone's throw away from a variety of local amenities. Residents will appreciate the ease of access to shops, cafes, and recreational facilities, making everyday life both convenient and enjoyable. The layout of the apartment is thoughtfully designed, ensuring a harmonious flow between the living spaces. The reception rooms are bright and airy, creating a welcoming atmosphere for both family gatherings and quiet evenings at home. The bedrooms are spacious and offer a peaceful retreat at the end of the day, while the bathroom is well-appointed to meet all your needs.

Location

The property is located in the well-established and highly sought-after area of Whitecross, approximately one mile from Hereford city centre. The area benefits from a range of excellent local amenities, including schools, shops, a public house, butcher, delicatessen, and a doctor's surgery with an on-site pharmacy. In addition, there are several nearby play parks and open fields, offering pleasant walking opportunities.

Accommodation

In brief, the accommodation comprises:

Entrance hall

A welcoming entrance area offering space for coats and shoe storage, leading through to a useful rear storage room. Stairs rise to the first floor, with the added benefit of a practical understairs cupboard.

Storage room

A practical storage room featuring an additional cupboard and a side-aspect window, providing natural light.

First floor

Kitchen

A well-appointed kitchen fitted with a range of matching wall and base units, complemented by a rear-aspect window allowing in natural light. The space has a freestanding oven with extractor hood above, as well as designated space for a fridge and washing machine. Finished with a stainless steel one-and-a-half bowl sink.

Living room

A generously sized living room with a front-aspect window, creating a light and airy feel, and offering ample space for a range of furniture arrangements.

Dining room

A versatile additional reception room, previously used as a dining room, featuring a rear-aspect window that provides pleasant natural light.

Bedroom one

A well-proportioned double bedroom benefitting from dual-aspect windows, allowing for an abundance of natural light, with ample space for freestanding furniture.

Bedroom two

A comfortable second double bedroom featuring a rear-aspect window, providing natural light to the room.

Bedroom three

A well-sized single bedroom, ideal for use as a child's room, home office, or hobby/study space.

Bathroom

Bathroom with bath, shower, sink, and rear window, plus a separate WC in its own room.

Services

Mains electric, water and drainage are connected to the property.

Tenure

Tenure - Leasehold.
Length - 189 year lease from 2010.
Annual management fee - £240

Council tax

Herefordshire Council tax band - A





Directions

From Hereford City centre proceed along Whitecross Road in a westerly direction and before reaching Whitecross roundabout, turn right onto a slip road, immediately turn left and the apartment is found above the co-op.

Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.

Sunderlands

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Total area: approx. 98.7 sq. metres (1062.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.