

Tel: 01432 267213

FOR SALE

COTTERELL STREET
WHITECROSS
HEREFORDSHIRE



A TWO BEDROOMED END TERRACED PERIOD PROPERTY IN A SOUGHT-AFTER RESIDENTIAL AREA. ACCOMMODATION : LARGE OPEN PLAN LIVING / DINING ROOM, CELLAR ROOM / OFFICE, REAR HALL, BATHROOM, KITCHEN / DINING ROOM, CONSERVATORY. FIRST FLOOR : LANDING, TWO BEDROOMS. OUTSIDE : REAR GARDEN, SMALL FRONT GARDEN

A DECEPTIVELY SPACIOUS 2 BEDROOMED END-TERRACE VICTORIAN HOUSE WITH BOTH FRONT AND REAR GARDEN IN A QUIET RESIDENTIAL AREA CLOSE TO HEREFORD CITY CENTRE. THE HOUSE HAS A LARGE 'OPEN PLAN' LIVING / DINING AREA, FROM WHICH THERE ARE STEPS DOWN TO A VERY USEABLE CELLAR ROOM. OFF THE REAR HALL THERE IS A LARGE GROUND FLOOR BATHROOM, KITCHEN / DINING ROOM AND A LARGE CONSERVATORY. ON THE FIRST FLOOR, THERE ARE TWO DECENT SIZED BEDROOMS. EXTERNALLY, THE PROPERTY BENEFITS FROM A SMALL FRONT GARDEN AND A LARGE REAR GARDEN WITH AN ARRAY OF SMALL TREES, PLANTS AND FLOWERS.

ACCOMMODATION: 2 BEDROOMS, 3 RECEPTIONS,

GUIDE PRICE £149,995



COTTERELL STREET , WHITECROSS , HEREFORDSHIRE , HR4 0HQ

DRAFT DETAILS : 6 COTTERELL STREET, WHITECROSS, HEREFORD

DESCRIPTION

A deceptively spacious 2 bedroomed end-terrace Victorian house with both front and rear garden in a quiet residential area close to Hereford city centre.

The original house has been extended and the Accommodation provides a large 'open plan' Living / Dining Area, from which there are steps down to a very useable Cellar Room. Off the rear Hall there is a large Ground Floor Bathroom, Kitchen / Dining Room and a large Conservatory. On the first floor, there are two decent sized bedrooms. Externally, the property benefits from a small front garden and a large rear garden with an array of small trees, plants and flowers.

SITUATION

Whitecross is to the west of the city centre and is in a quiet residential area predominantly with period houses largely Victorian in age. There are a number of local shops, public houses and churches close-by, in addition Hereford City Centre is within walking distance or a short bus ride.

DIRECTIONS

From Hereford City centre proceed west along Eign Street which leads into Whitecross Road. Then after a short distance turn left into White Horse Street, then take the first right hand turn into Cotterell Street. The house is a short distance on the right hand side.

ACCOMMODATION

Part glazed Entrance door into:-

LIVING ROOM / DINING ROOM 3.21m x 3.40m + 3.39m x 3.39m

Exposed original timber floor boards, fireplace with woodburning stove. Pendant lights with ceiling roses. TV and Telephone points. Built-in Storage cupboard. Plenty of electrical sockets. Double panelled radiator with thermostatic valve.

REAR HALL 1.81m x 1.67m + 0.96m x 1.15m

There is a side door to access a small yard area for pedestrian access

BATHROOM

A large bathroom with wall and floor tiles in effect creating a "Wet Room". Metal bath with shower over. Low level WC, double panelled radiator.

KITCHEN / BREAKFAST ROOM 2.66m x 3.40m + 0.96m x 1.70m

Base units beneath granite effect work surface, shelving and Plate racks. New Hotpoint cooker with hob. Sink with drainer, New Worcester "Greenstar" Condensing boiler. Plumbing for washing machine. Airing cupboard with hot water cylinder (with immersion). Space for table and chairs, window looking out into Conservatory.

CONSERVATORY 3.86m x 2.74m

Brick built walls with UPVC glazing panels, Perspex ceiling. Door out into rear garden.

CELLAR

Accessed from Dining Room, steps down to Cellar room with good head height, natural light is provided from former coal chute. Timber dado rail and flagstone floors. This area benefits from natural light, a strip light and electrical sockets. Electrical circuit breakers and meter, Gas meter.

FIRST FLOOR

LANDING 0.76m x 1.10m

Access to roof void

BEDROOM 1 2.58m x 3.41m

Timber floor boards which have been painted. UPVC double glazed sash windows, storage cupboard with water tank. Large single panelled radiator with thermostatic valve.

BEDROOM 2 3.40m x 3.18m (max measurements)

A double bedroom with timber floorboards, double glazed sash windows, pendant light, location of former fireplace (incorporating a discrete cupboard).

OUTSIDE

REAR GARDEN

A good sized rear garden currently partly used for Chickens. There are a number of trees including a large Holly Tree, Bay tree and smaller apple trees. There are a number of plants bearing fruits including Strawberries, Blackberries, Red Currants and Raspberries. Flowers and shrubs include Clematis, Geranium, Pyracanthus, Honesty, Ligustrum, lavender etc.....

At the rear of the garden there is a useful shed / wood store.

SERVICES

Mains electricity, water, drainage and Mains Gas.

COUNCIL TAX

Council Tax Band B Herefordshire Council 01432 260000 - (subject to confirmation)

FLOOR PLAN

There is a floor plan attached to these details (to follow).

ENERGY PERFORMANCE CERTIFICATE

The EPC is available to view.

VIEWING

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights- Telephone (01432) 267213 or Jonathan Owens 0795 0961238

AGENTS NOTE

Arkwright Owens has not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded. Feb 14th 2013