

COBB  
AMOS



37 White Horse Square, Whitecross, Hereford, HR4 0HD

Guide price  
£160,000



A great opportunity to purchase a traditional style extended three bed semi-detached house located in very popular cul-de-sac, close to city centre, in need of renovation and modernisation.

FOR SALE BY PUBLIC AUCTION ON THURSDAY 15TH MAY 2014 AT 6PM AT HEREFORD ROWING CLUB, HR4 0BE.





## Benefits

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An ideal semi detached property located around a circular green area in a highly sought after area, as each property provides genuine opportunities for extending and modernising yet are positioned in a quiet, tucked away location in the central part of Whitecross. This particular property has been extended but does require modernising and renovating and is sure to attract significant interest. The accommodation comprises, living room, dining room, sun room, kitchen, utility room, cloakroom, three bedrooms and bathroom. With benefits of off road parking and split level rear gardens with workshop and shed.

## Internal features

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The original leaded light front door leads to a small hallway with access to the bay fronted living room with fireplace and the dining room which also has an original chimney breast and storage cupboards which in turn leads to the sun room with patio doors on to the balcony. There is a kitchen, cloakroom and utility room to the side of the property. On the first floor is a bay fronted double bedroom to the front, a further double and single bedroom to the rear, the bathroom has a three piece coloured suite. There is gas heating with a modern type combination boiler and partial double glazing.

## External features

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The property has off road parking and a side access leading to the split level garden with steps leading down to the lawned area where there is a workshop and garden shed.

## Location

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Whitehorse Square is a small community set around a central grassed area just off Whitehorse Street in Whitecross. There are plenty of facilities close by including schools, nursery, shops and play areas. The main city centre is approximately 1 mile away with its array of shops and restaurants.

## Solicitor

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Peter Wilde of Hibberts LLP - 25 Barker Street,  
Nantwich, Cheshire CW5 5EN  
Tel: 01270 624 225

## Method of sale

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This will be sold by PUBLIC AUCTION (unless sold prior) at 6pm on Thursday 15th May 2014 at HEREFORD ROWING CLUB, HEREFORD, HR4 0BE. A 10% deposit will be payable upon the fall of the hammer and the remaining payment will be payable upon completion which is scheduled for 28 days thereafter.

## Directions

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From our office proceed over the traffic lights on to Barton Road. Follow this road on to Westfaling Street and take a right hand turning on to Whitehorse Street. Half way down take the left hand turn in to the square and the property can be found in the bottom right hand corner.

## EPC

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# AWAITING EPC



### THE PROPERTY MISDESCRIPTIONS ACT 1991

We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 meter. All liability in negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.

### MONEY LAUNDERING REGULATIONS

Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.



Floor plans - not to scale

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**37 White Horse Square  
Whitecross  
Hereford**

**Summary**

- Traditional semi detached
- Large ground floor extension
- Requiring renovation
- Three bedrooms, bathroom
- Three receptions, kitchen
- Cloakroom, utility

Call Hereford 01432 266007

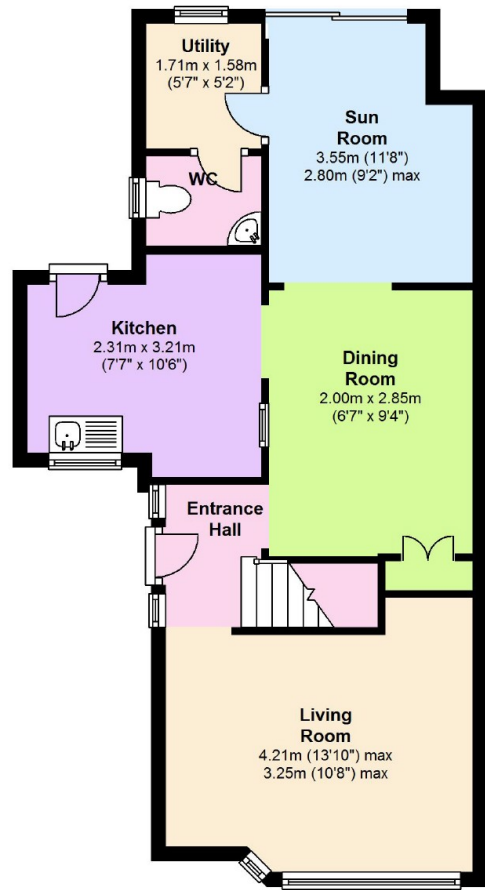
Hereford Office : 01432 266007  
14 King Street Hereford HR4 9BW

Knighton Office : 01547 529907  
22 Broad Street Knighton LD7 1BL

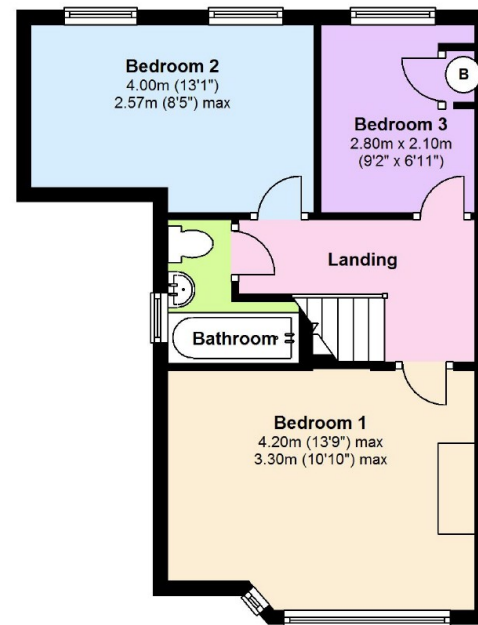
Leominster Office : 01568 610310  
2 Broad Street Leominster HR6 8BS

cobbamos.com  
info@cobbamos.com

**Ground Floor**  
Approx. 55.3 sq. metres (595.0 sq. feet)



**First Floor**  
Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 92.5 sq. metres (995.6 sq. feet)