



111 Baysham Street, Hereford, HR4 0ET

Asking Price £309,995

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# 111 Baysham Street, Hereford, HR4 0ET

Trivett Hicks is pleased to offer this superbly presented three bedroom period home with additional attic room, which is situated in the popular residential area of Whitecross.

Whitecross offers local amenities to include; local supermarket, public house, church, takeaways, primary and secondary school to name but a few.

The property offers in more detail, living room, dining room, fitted kitchen, access to the converted cellar, utility room and cloakroom all to the ground floor. To the first floor three bedrooms, master bedroom having en-suite shower room and a four piece separate bathroom. The property has been extensively improved by its current owners and benefits from period features throughout, double glazing, gas central heating and landscaped rear garden.

To the front is gated driveway with dropped kerb, this could provide off road parking subject to the necessary consents by having white lines added to formalise it.

## FULL DETAILS

### PORCH

Double glazed windows to the front and side aspect, double glazed door to:

### ENTRANCE HALL

Radiator, power points, picture rail, stairs to the first floor, door to:

### DINING ROOM 11'11" x 11'11" (3.64m x 3.63m)

Double glazed bay sash style windows to the front aspect, double radiator, exposed floorboards, power points, picture rail and feature fire surround with marble effect hearth and wooden mantle over.

### LIVING ROOM 12'11" x 15'9" (3.93m x 4.79m)

Double glazed window to the rear and side aspect, radiator, parquet wood flooring, power points, feature open fireplace with hearth and wooden mantle over, door to:

### FITTED KITCHEN 9'10" x 10'10" (2.99m x 3.30m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, splashbacks, integrated dishwasher, plumbing for dishwasher, space for fridge/freezer and cooker, double glazed window to the side aspect, radiator, quarry style tiled flooring, power points and ceiling spotlights, door to:

### CELLAR 11'8" x 18'6" (3.56m x 5.63m)

Power points, meter cupboards and ceiling spotlights.

### UTILITY ROOM 4'6" x 7'2" (1.38m x 2.18m)

Double glazed window to the rear aspect, plumbing for automatic washing machine, vinyl slate style flooring, wall mounted Worcester gas boiler serving heating system and domestic hot water, double glazed door to the rear garden.

### CLOAKROOM

Fitted with two piece suite comprising wash hand basin, tiled splashback, low-level WC, extractor fan, radiator, vinyl slate style flooring and ceiling spotlights.

### LANDING

From entrance hall stairs lead to first floor landing, fitted cupboard with double doors, door to:

### MASTER BEDROOM 12'3" x 12'9" (3.73m x 3.89m)

Double glazed window to the rear aspect, radiator and power points, door to:

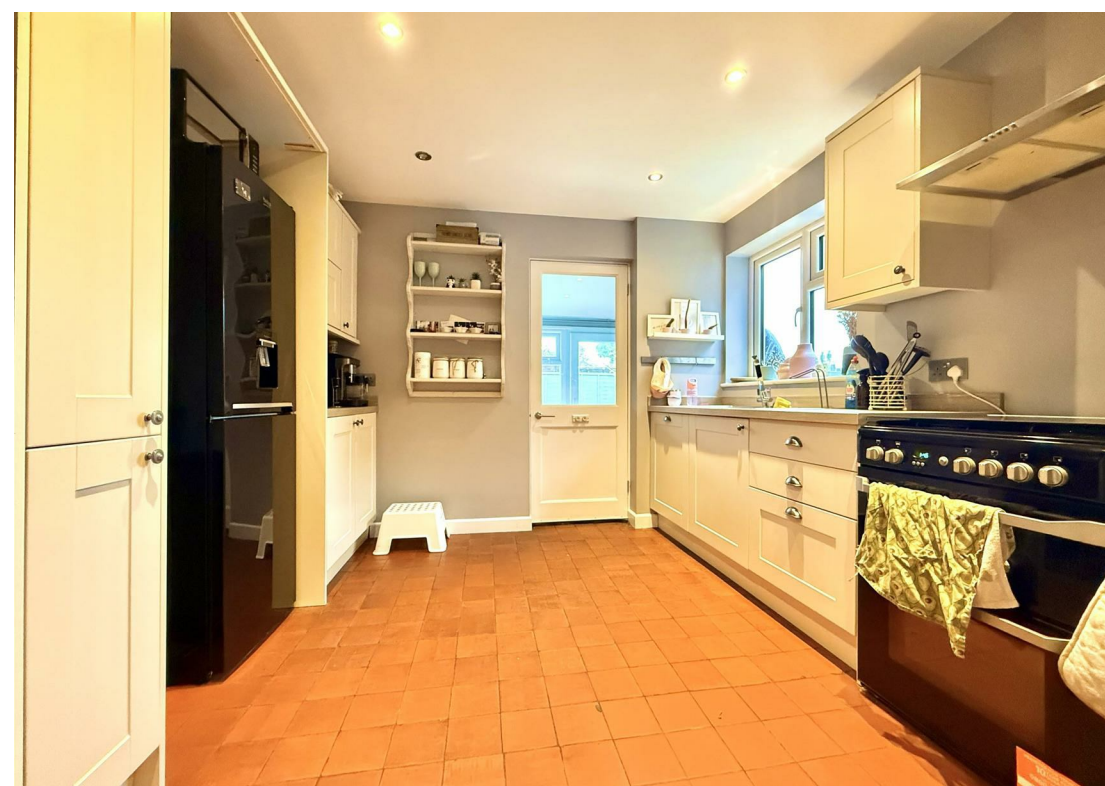
### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising recessed tiled shower enclosure with fitted Triton electric shower, vanity wash hand basin in vanity unit with drawers under, low-level WC, heated chrome towel rail, extractor fan, wall mounted mirror with shaver point and light, double glazed window to the side aspect and ceiling spotlights.

### BEDROOM TWO 11'8" x 11'11" (3.55m x 3.63m)

Double glazed window to the front aspect, fitted bedroom suite with a range of wardrobes, radiator, exposed floorboards and power points, door to:





**BEDROOM THREE** 9'4" x 6'6" (2.85m x 1.97m)

Double glazed window to the front aspect, radiator and power points.

#### BATHROOM

Fitted with four piece suite comprising panelled bath with hand shower attachment over, wash hand basin in vanity unit with cupboards under, recessed shower enclosure with fitted power shower and glass door, low-level WC, heated chrome towel rail, extractor fan, double glazed window to the rear aspect, vinyl flooring and ceiling spotlights, door to:

#### FROM FIRST FLOOR LANDING STAIRS LEAD TO

**ATTIC ROOM** 11'7" x 18'8" (3.54m x 5.69m)

Two skylights, radiator, power points and eaves storage cupboards.

#### OUTSIDE

The rear garden has been tastefully landscaped to include Indian style patio and lawn area at the far end, enclosed by wooden panel fencing and red brick, Victorian style wall.

#### DIRECTIONS

Proceed out of Hereford on the A438 Whitecross Road, pass the Whitecross Fish Bar on your left hand side and turn left into Ryeland Street. Continue along this road and take the first right, which is signposted Baysham Street. Proceed along Baysham Street and the property will be found after a short distance on the right hand side.

#### COUNCIL TAX

Band C £2158.98 2025/2026 (A reduction may be applicable for single occupancy).

#### TO VIEW

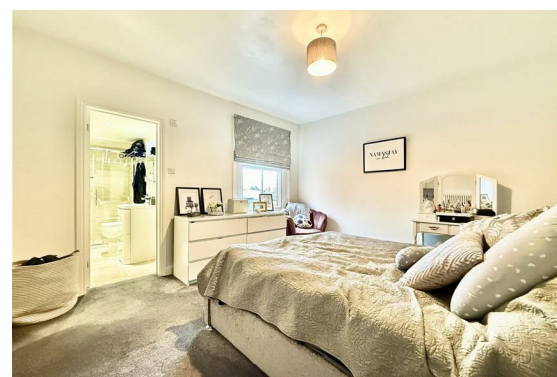
Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

#### TENURE

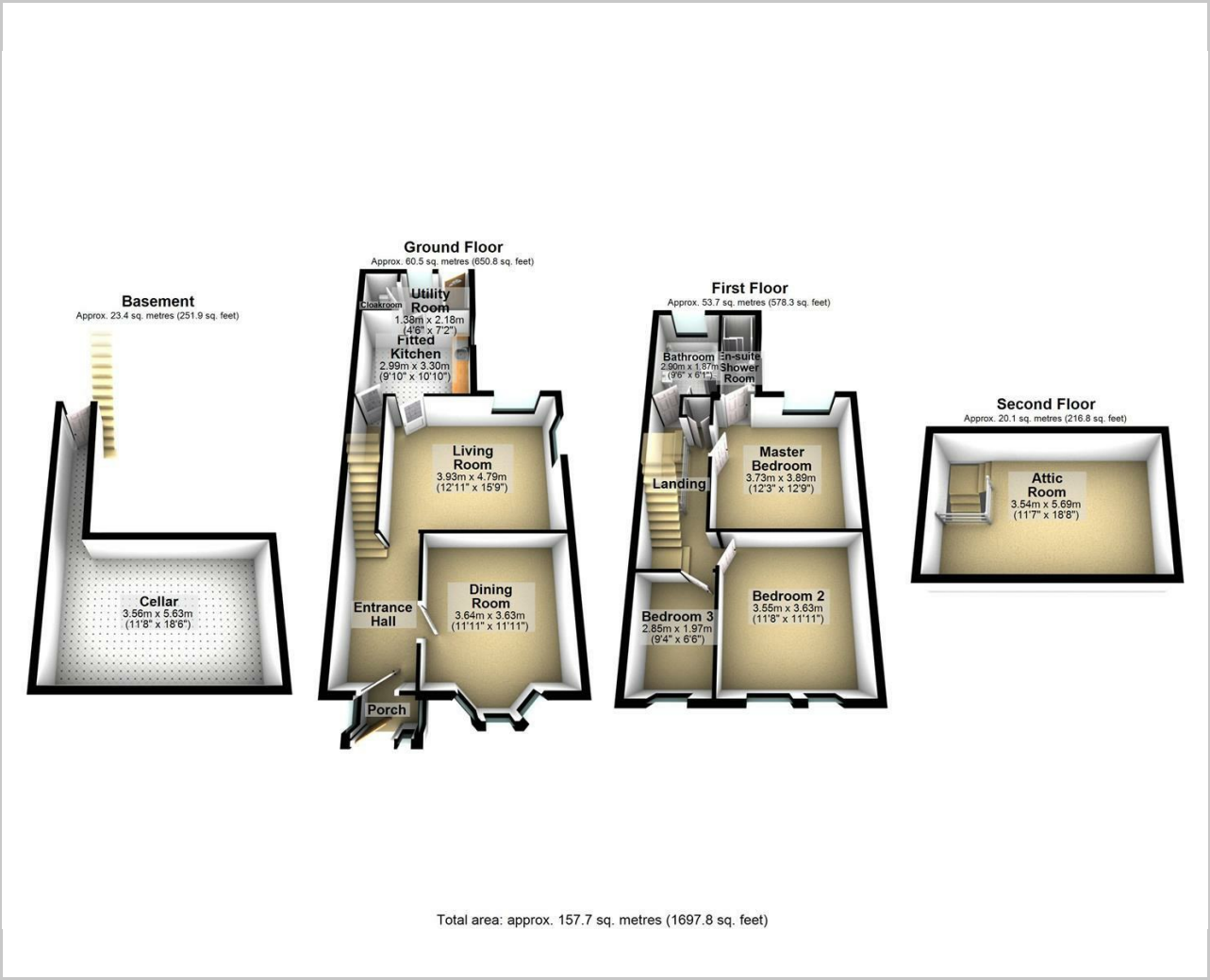
Freehold

#### N.B.

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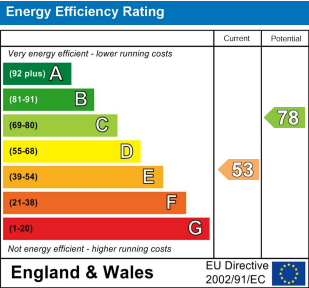
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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