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4 Crossway Terrace, Roman Road, Hereford, HR11JW

Situated to the north of Hereford, a well presented three bedroom end of terrace home with attached annexe, gas central heating, double glazing, off road parking and good size enclosed rear garden.

£365,000 (Freehold)

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LOCATION

The property is located to the north of Hereford city, just off Roman Road. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented three bedroom end of terrace property with attached one bedroom annexe. The property has the added benefit of gas central heating, double glazing, off road parking and good size rear garden. The accommodation comprises entrance hall, sitting room, dining room, family room, kitchen, utility, cloakroom, inner hallway, annexe comprising lounge/kitchen area, shower room and bedroom. First floor landing with access to three bedrooms, family bathroom and loft storage room. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed panelled entrance door leading to the;

Entrance Hall

With stairs to the first floor, front aspect double glazed window, panelled radiator, inset spotlights, thermostat for central heating, door to the cloakroom, kitchen, inner hallway and sitting room.

Sitting Room

3.96m (13') (maximum) x 3.58m (11'9)

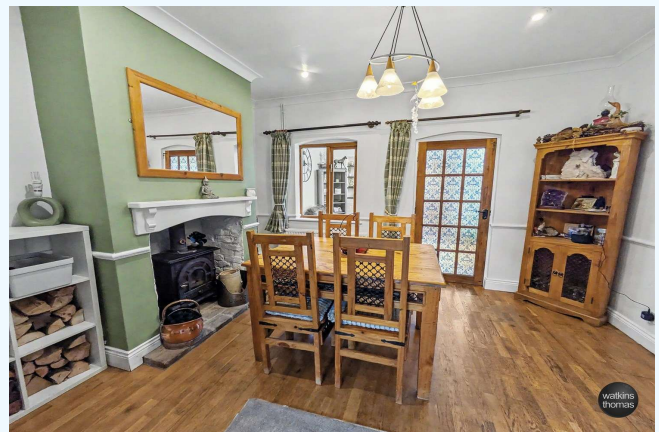
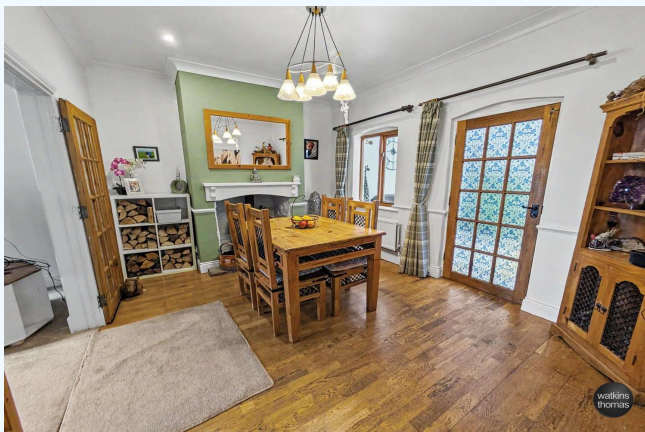
With front aspect double glazed window, open fire with decorative surround and mantel, panelled radiator, TV point, coved ceiling, inset spotlights and double doors to the dining room.



Dining Room

3.94m (12'11) (maximum) x 3.07m (10'1)

With rear aspect double glazed window, wood burning stove with mantel over, coved ceiling, panelled radiator, laminated flooring, door to the family room and door to the kitchen.



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Kitchen

2.97m (9'9) x 2.57m (8'5)

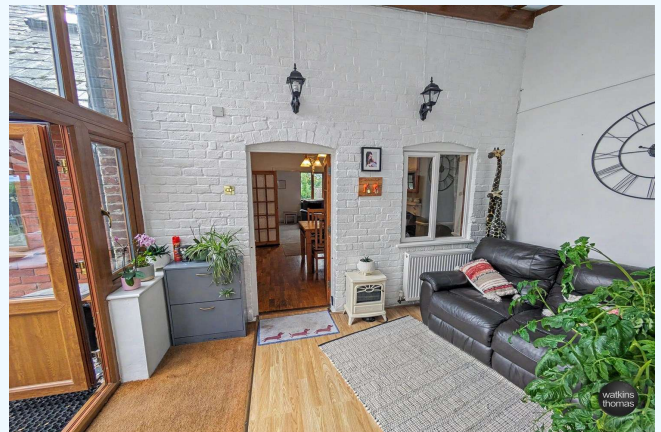
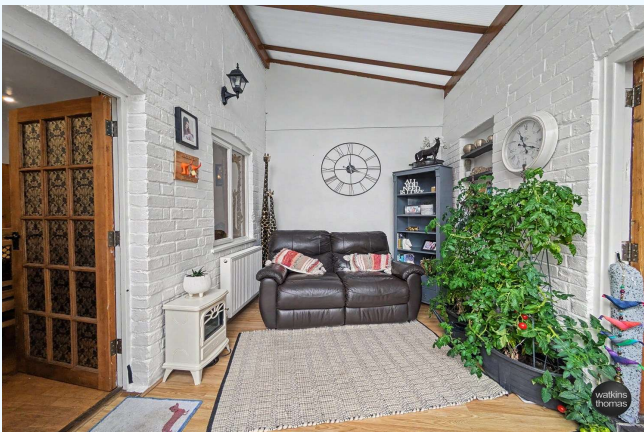
With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, integrated electric oven and hob with cooker hood over, integrated fridge and freezer and integrated dishwasher.



Family Room

3.81m (12'6) x 2.36m (7'9)

With feature side aspect double glazed window, side aspect double glazed french doors giving access to the garden, mat well, laminated flooring, panelled radiator and door to the utility room.



Utility

3.91m (12'10) x 2.46m (8'1)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under, plumbing and space for washing machine, space for tumble dryer and tiled flooring.

Cloakroom

With low flush WC, wash hand basin with tiled splashback, extractor fan and tiled flooring.

Inner Hallway

2.34m (7'8) x 1.88m (6'2) (maximum)

With laminated flooring, door to the storage cupboard and door to the annexe.

Storage Cupboard

1.8m (5'11) x 1.4m (4'7)

With wall mounted gas central heating boiler and shelving.

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ANNEXE:

This is a temporary structure with no Building Regulation approval.

Lounge/Kitchen

6.25m (20'6") x 2.74m (9')

With rear aspect double glazed patio door giving access to the garden, two panelled radiators, TV point, space for dining table, kitchen area with stainless steel sink drainer unit, work surface, splashback, base units under, space for under counter fridge, laminated flooring, door to the bedroom and shower room.



Shower Room

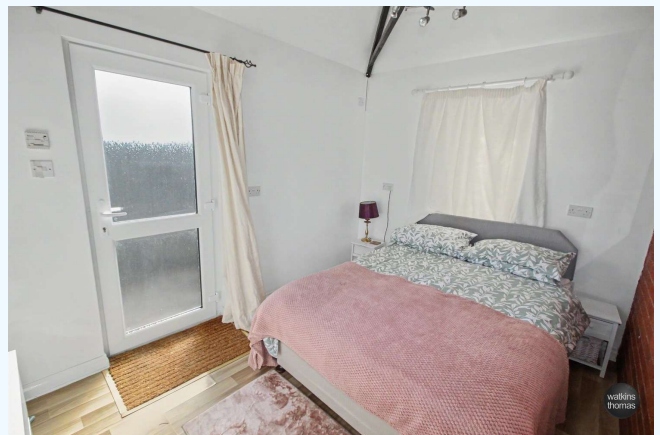
With shower cubicle, thermostatically controlled shower, low flush WC, pedestal mounted wash hand basin, heated towel rail, fully tiled wall surround, extractor fan, inset spotlights and laminated flooring.



Annexe Bedroom

3.58m (11'9") x 2.57m (8'5")

With side aspect double glazed UPVC door, front and rear aspect double glazed windows, panelled radiator, coved ceiling and laminated flooring.



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ON THE FIRST FLOOR:

Landing

With rear aspect double glazed skylight with view across Herefordshire countryside, panelled radiator, eaves storage cupboard, smoke alarm, doors to bedrooms and bathroom.



Bedroom 1

5.44m (17'10) x 3.71m (12'2)

Irregular shaped room with front aspect double glazed dormer window, rear aspect double glazed skylight, access hatch to loft space, built in double wardrobe with sliding doors, eaves storage cupboard, panelled radiator and reduced head height to two sections of the room.



Bedroom 2

3.58m (11'9) (maximum) x 3.51m (11'6) (to the wardrobe)

Irregular shaped room with front aspect double glazed window, panelled radiator and built in wardrobe with sliding mirrored doors.



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Bedroom 3

3.43m (11'3) x 3.07m (10'1)

With rear aspect double glazed window, panelled radiator, storage cupboard and door to the loft storage room.



Loft Storage Room

3.94m (12'11) x 3.61m (11'10)

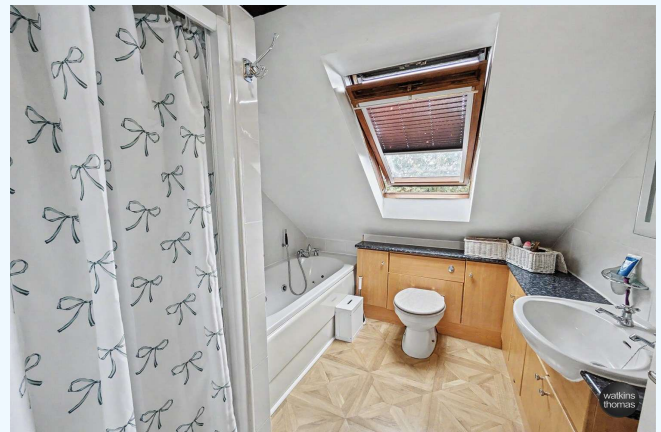
With rear aspect double glazed skylight, side aspect double glazed window, access hatch to loft space, eaves storage cupboard, panelled radiator and reduced head height to two sections of the room. Please be aware that the loft does not comply to Building Regulations and does not have Planning Permission.



Bathroom

2.44m (8') x 2.26m (7'5)

With front aspect skylight, suite comprising panel enclosed jacuzzi bath with mixer tap and shower attachment. Separate shower cubicle with thermostatically controlled shower, low flush WC, vanity wash hand basin, heated towel rail, fully tiled wall surround and reduced head height to one section of the room.



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OUTSIDE:

To the front of the property is a blocked paved parking area with a side access gate giving access to the rear garden. To the immediate rear of the property is a patio and raised covered patio leading to the main garden which is laid to lawn. There are various shrub and tree borders and the garden has the benefit of a pond and WORKSHOP (17' x 9' 8) with power and lighting and SUMMERHOUSE (9' x 9'). The garden is enclosed by fencing and hedging to provide a degree of privacy.



COUNCIL TAX BAND C

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE:

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas and water services are connected to the property with the drainage via a septic tank. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street. On reaching the roundabout, take the first exit onto Newtown Road. Continue to the next roundabout and take the second exit onto Holmer Road. Continue the length of Holmer Road to the roundabout and take the third exit onto the Roman Road. Continue along the Roman Road where the property is located on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

16th September 2026

ID42125

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

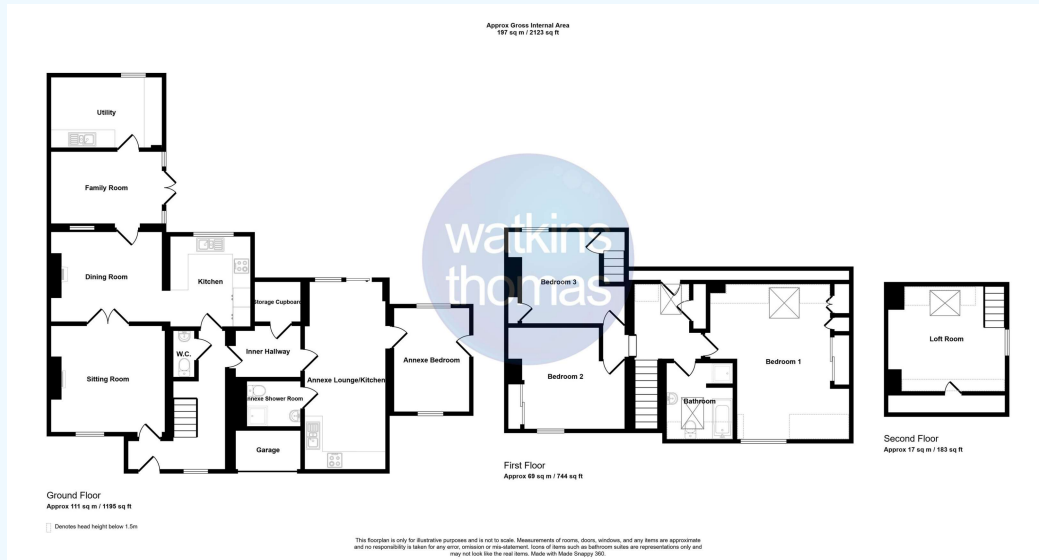
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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