

FOR
SALE



Flint
&
Cook

32 Stanhope Street, Hereford HR4 0HB

£249,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

An older mid terraced house situated in the popular location close to local amenities, immaculately presented throughout the property has 2 double bedrooms, 2 reception rooms, shower room, gas central heating and a lovely enclosed garden with patio.

POINTS OF INTEREST

- *Mid-terraced house*
- *2 Bedrooms, 2 receptions*
- *Gas central heating & double glazing*
- *Ideal first time buyer accommodation*
- *Beautifully presented throughout*
- *Cellar*
- *Enclosed rear garden*
- *Must be viewed!*



ROOM DESCRIPTIONS

Front door leading into Entrance Hallway

With mat-well, exposed floorboards, radiator, dado rail and doors into the

Dining Room

Fitted carpet, window to the front aspect and feature fireplace.

Living Room

Exposed floorboards, radiator, window to the rear aspect, feature fireplace and doors to the

Kitchen

Fitted with matching wall and base units, ample worksurface space, stainless steel sink and drainer, electric oven, gas hob and extractor over with tiled splashback, gas central heating boiler, storage cupboard, 2 windows to side and rear aspects and door to the rear, gas central heating boiler, vinyl flooring, under-counter space for washing machine and fridge.

Off the Living Room, a door leads down to the Cellar

With electric, light, double glazed Velux to the front, fuse board and meters.

First floor landing

Fitted carpet, radiator, loft hatch, window to the rear aspect, built-in storage cupboard and doors to

Bedroom 1

Exposed floorboards, window to the front aspect, radiator, double built-in wardrobe and single built-in wardrobe.

Bedroom 2

Fitted carpet, radiator and window to the rear aspect.

Shower Room

Suite comprising double width shower cubicle with rainfall head over, low flush WC, wash hand-basin with storage under, heated towel rail, vinyl flooring, extractor.

Outside

To the front, the property is approached via an iron gate with steps leading to the front door and the front courtyard area is slabbed for low maintenance and enclosed by brick-walling and iron railing. To the rear, there is a paved patio area - perfect for entertaining with the remainder of the garden laid to lawn, enclosed by hedging and fencing with a range of plants and shrubbery leading to a large wooden storage shed.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band B - payable 2023/24 £1712.95
Water and drainage - rates are payable.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions

What3words - broker.refers.laser



Total area: approx. 106.0 sq. metres (1141.1 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		