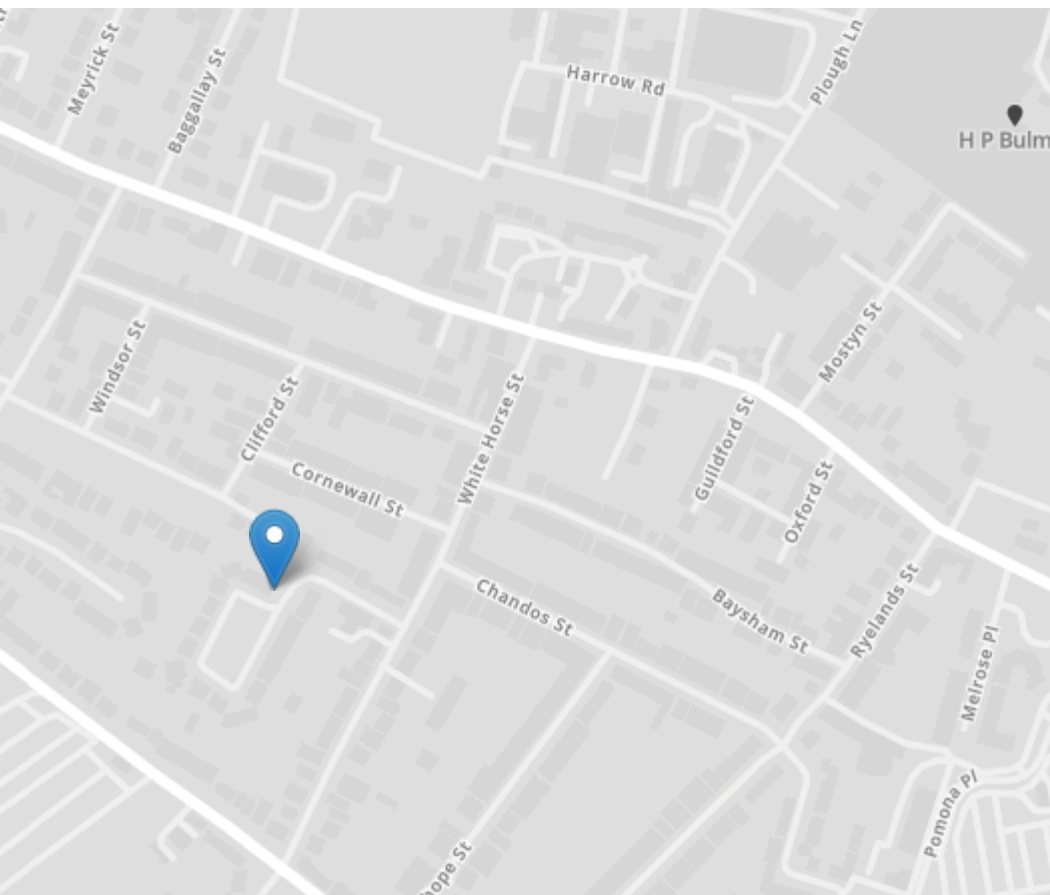




DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, turn left onto White Horse Street, right onto White Horse Square and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words' ///analogy.mini.beam



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'C'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12.30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

41 White Horse Square
Hereford HR4 0HD

£227,500



• No onward chain • 3 bedroom semi detached house • Off road parking

Hereford 01432 343477

Ledbury 01531 631177

Stooke
Hill and
Walshe
.co.uk



OVERVIEW

Being offered for sale with no onward chain, ideal for a young buyer or alternatively for investment purposes, a 3 bedroomed older style semi detached property with potential for the purchaser to make their own mark, benefitting from double glazing and gas fired central heating.

Close to the property is a vast range of amenities including a choice of shop, schools, church, public houses and there is a regular bus service to and from Hereford City. In more detail the property comprises of: uPVC door and side panels lead to:

Reception Hall

Door leads to:

Front Sitting Room

3.78m x 4.23m (12' 5" x 13' 11")
With radiator, power points, large double glazed bay window with outlook to front, picture rail and wall mounted electric fire.

Dining Room

4.15m x 2.88m (13' 7" x 9' 5")

Having corner fireplace with open grate, radiator, power points and picture rail.

Kitchen

3.22m x 2.78m (10' 7" x 9' 1") Which has been extended slightly on the side. Fitted with a range of units comprising single drainer stainless steel sink with drawers and cupboards below, space and plumbing for washing machine, various working surfaces with cupboards and drawers below, 4 ring gas hob unit with oven below and extractor canopy over, tiled surround to working surfaces, range of eye level store cupboards, wall mounted Worcester gas fired combination boiler serving domestic hot water and central heating, double glazed door giving direct access to the outside.

Stairs from the reception hall lead to:

FIRST FLOOR

Landing

With access to roof space.
Door leading to:

Bedroom 1

3.36m x 4.20m (11' 0" x 13' 9") into bay window.

With tiled fireplace, radiator, power points and large bay window with outlook to the front towards Whitehorse Street.

Bedroom 2

2.0m x 2.79m (6' 7" x 9' 2")

With radiator, power points, picture rail and double glazed window to rear.

Bedroom 3

2.08m x 2.84m (6' 10" x 9' 4")

With radiator, power points and double glazed window to rear.

Bathroom

With white suite comprising of panelled bath with Mira shower over, pedestal wash hand basin, radiator and low flush WC.

OUTSIDE

The property is approached from Whitehorse Square onto a tarmacadamed driveway providing parking. The front garden is

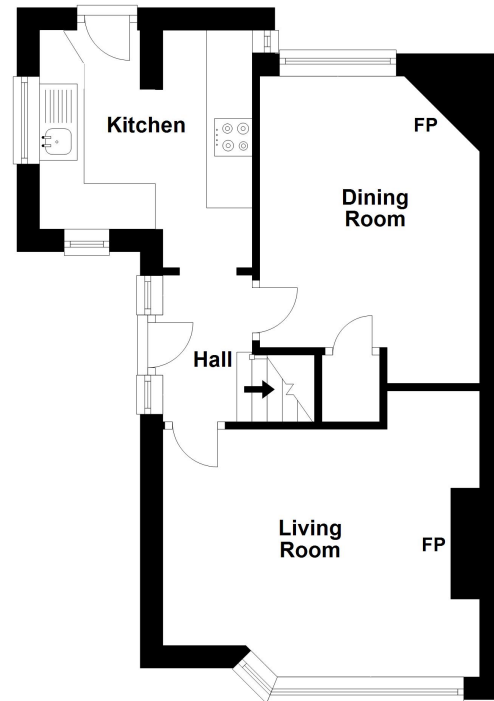
gravelled with various rockery areas and shrubs. Access down the side of the property leads to the rear, where there is a lawned garden area, timber garden store shed, hard standing/seating area and the walling on the one end is boundaried by red brick walling and mature hedging on the right side.



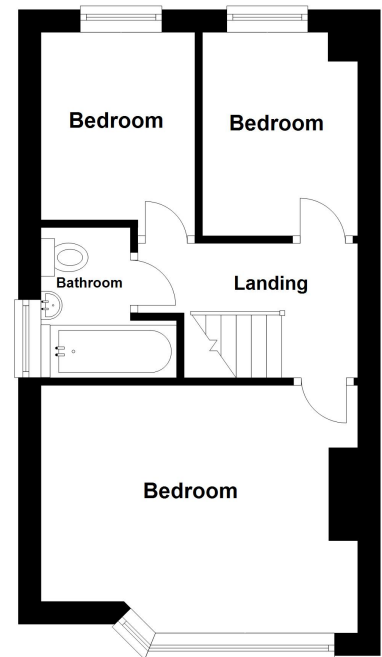
Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

Ground Floor
Approx. 38.0 sq. metres (409.5 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.7 sq. feet)
41 White Horse Square, Hereford

At a glance...

- ✔ Sitting Room 3.78m x 4.23m (12'5" x 13'11")
- ✔ Dining Room 4.15m x 2.88m (13'7" x 9'5")
- ✔ Kitchen 3.22m x 2.78m (10'7" x 9'11")
- ✔ Bedroom 1. 3.36m x 4.20m (11' x 13'9")
- ✔ Bedroom 2. 2m x 2.79m (6'7" x 9'2")
- ✔ Bedroom 3. 2.08m x 2.84m (6'10" x 9'4")

And there's more...

- ✔ Double glazing
- ✔ gas central heating
- ✔ popular location
- ✔ close to local amenities