

FOR
SALE



32 South Bank, Whitestone, Hereford HR1 3SQ

£159,995 - Freehold

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

PROPERTY SUMMARY

Situated in this village location just a short distance from Hereford city, a 1-bedroom end-terraced property offering ideal first-time buyer/investor accommodation and being sold with the added benefit of no onward chain. The property also benefits from gas central heating, double-glazing, well-presented accommodation and we highly recommend an internal inspection.

POINTS OF INTEREST

- *1 bedroom end-terraced house*
- *Well presented throughout*
- *Open-plan kitchen/living space*
- *Ideal first time buyer/ investor accommodation*
- *No onward chain*
- *Must be viewed*



ROOM DESCRIPTIONS

Ground floor entrance door to the

Entrance porch

Wooden flooring, window to front, ceiling light point, coat storage, door to

Open-plan living-kitchen space

Wooden flooring throughout downstairs, radiator, carpeted stairs leading up, coving, window to front.

Kitchen

Fitted with matching wall and base units, wooden worksurfaces, 4-ring induction hob, electric oven under, stainless steel sink and drainer, under counter space for washing machine, recessed spotlights, extra worksurface space under the alcove for the stairs with electric and space for tumble drier and free-standing fridge-freezer, fuseboard, window, double-glazed door leading out to the rear garden.

First floor landing

Carpet, gas central heating thermostat, loft hatch, smoke alarm, window and doors to

Bedroom

Carpet, radiator, window to front, built-in cupboard housing the gas central heating boiler.

Bathroom

Suite comprising panel bath with mains fitment shower head over and tiled surround, wash hand basin with storate under and tiled splashback, and low flush WC, radiator, recessed spotlight, extractor, opaque window, vinyl floor covering.

Outside

To the front there is a small paved patio area providing access to the front door and to the side access gate. To the side of the property there is also an allocated parking space.

To the rear there is a low maintenance garden with paved patio area and a raised area with outside storage shed and laid to stone for easy low maintenance. Useful outside tap.

Services

Mains gas, water, electricity and drainage are connected. Gas-fired central heating,

Outgoings

Council tax band A, payable 2024/25 £1534.33. Water and drainage - metered supply.

Viewing

Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Directions

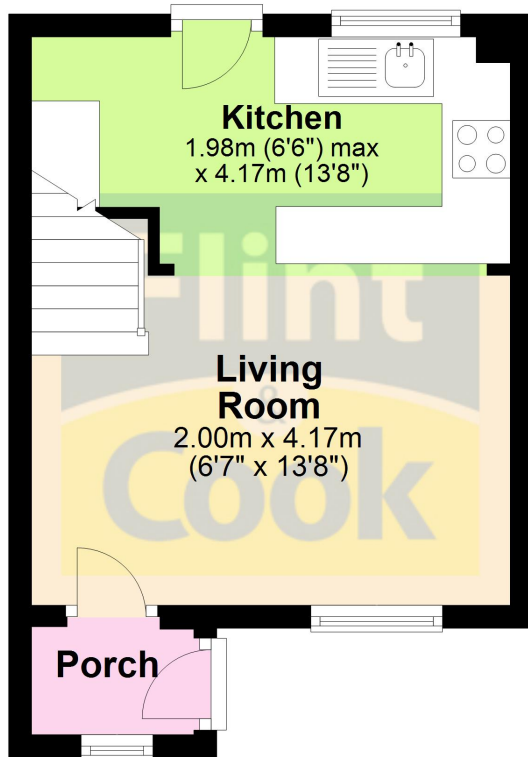
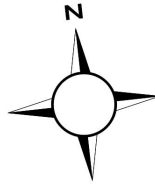
Proceed out of Hereford towards Worcester on the A4103 taking the 2nd left turn for Withington then taking the 2nd right turn for South Bank. When upon South Bank then take the 1st right turn and then the 1st left turn and the property is situated at the end of the cul-de-sac in the far left corner.

Money laundering regulations

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

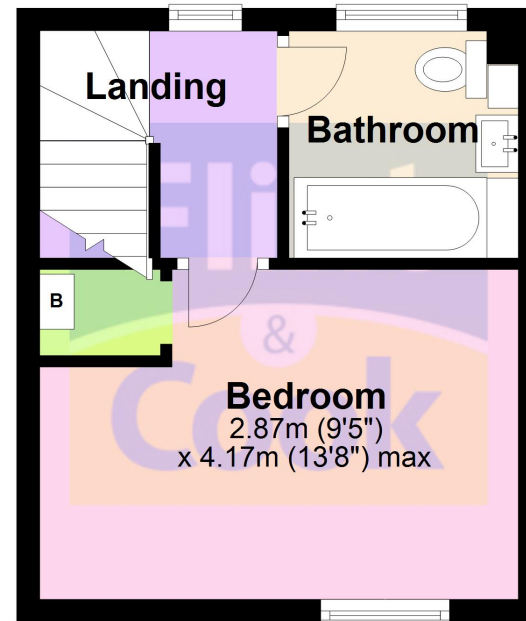
Ground Floor

Approx. 22.2 sq. metres (239.1 sq. feet)



First Floor

Approx. 20.6 sq. metres (222.0 sq. feet)



Total area: approx. 42.8 sq. metres (461.1 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk