

FOR  
SALE



1 Stanhope Street, Whitecross, Hereford HR4 0HA

£235,000 - Freehold

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

## PROPERTY SUMMARY

Situated in this popular residential location a 2 bedroomed end-terraced property offering ideal first time buyer/investment accommodation. The property has the added benefit of gas central heating, double-glazing, converted cellar (not to Regs) offering 2 extra reception rooms or 2 bedrooms. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *Popular residential location*
- *2 bedroom end terraced house*
- *First time buyer/investment accommodation*
- *Must be viewed*
- *Low maintenance garden*
- *Converted cellar with 2 extra rooms*



## ROOM DESCRIPTIONS

### Ground Floor

Entrance door leading in to the

### Entrance Hall

with wooden flooring, radiator, coving, carpeted stairs leading up and door to

### Dining Room

with wooden flooring, radiator, double-glazed window to rear, built-in storage cupboard in to recess with fitted shelving above, doors to kitchen and cellar and opening in to the

### Living Room

with fitted carpet, radiator, double-glazed window to front, coving and feature open fireplace.

### Cellar

with wooden stairs leading down to an Inner Hallway with fitted carpet, recessed spotlights and doors to

### Room 1

with wooden flooring, radiator, recessed spotlights and window to front.

### Room 2

with fitted carpet, radiator, recessed spotlights and window.

### Kitchen

fitted with matching wall and base units, ample work surface space, under counter space for washing machine and space for free standing fridge/freezer, four-ring gas hob, electric oven and extractor over, stainless steel sink and drainer, wall mounted Worcester Bosch gas central heating boiler, radiator, tiled floor, double-glazed window and door out to rear garden.

### First Floor Landing

with fitted carpet, Velux window, gas central heating control, storage cupboard with hot water cylinder and door to

### Bedroom 1

with fitted carpet, radiator, coving and double-glazed window to front.

### Bedroom 2

with fitted carpet, radiator, coving and double-glazed window to rear.

### Bathroom

fitted with three piece white suite comprising panelled bath with mains fitment and shower head over, tiled surround, low flush WC, pedestal wash hand basin with tiled splashback, radiator, wooden floorboards, double-glazed window, extractor and built-in storage cupboard.

### Outside

To the rear there is a low-maintenance garden with a paved patio area, raised decked area and a small area of artificial lawn, two raised planters with ornamental shrubs, useful outside tap and enclosed by fencing.

There is a small courtyard to the front with access to the front door, storage for bin and is enclosed by a brickwall and hedging.

### Services

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

### Outgoings

Council tax band B payable 2024/25 £1794.59. Water and drainage rates are payable.

### Directions

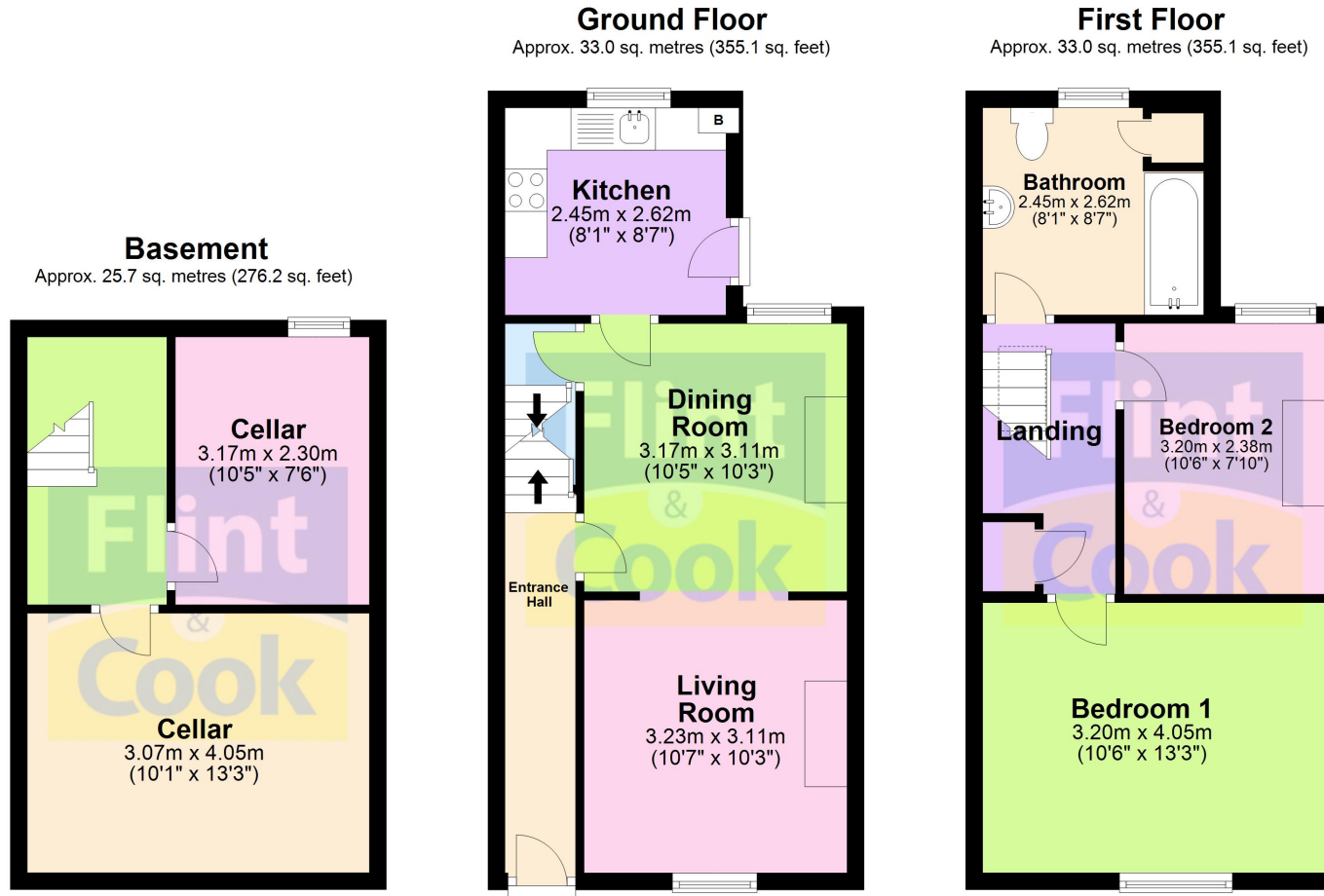
Proceed out of Hereford City along Barton Road heading into Breinton Road and along Westfaling Street, take the right-hand turn in to Stanhope Street and the property will be located at the very bottom on the right-hand side as indicated by The Agent's, For Sale Board.

### Viewing

Strictly by appointment through the Agent's, Flint & Cook, (01432) 355455.

### Money Laundering

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



Total area: approx. 91.6 sq. metres (986.4 sq. feet)

This plan is for illustrative purposes 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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			