

FOR
SALE



37 South Bank, Whitestone, Hereford HR1 3SQ

£229,500 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location a two bedroom end of terrace house offering ideal first time buyer/investor accommodation and being sold with the added benefit of no onward chain. The property benefits from off road parking, a good sized rear garden, two double bedrooms, well presented accommodation, gas central heating, double glazing and we highly recommend an internal inspection. The property formerly a three bedroom house has been turned into a two bedroomed property to provide large bedroom space to the first floor, this could easily be reverted back to three bedroom at minimal cost.

POINTS OF INTEREST

- *End of terrace house*
- *Popular village location*
- *No onward chain*
- *Ideal first time buyer/ investor accommodation*
- *Off road parking & gardens*
- *2 double bedrooms*



ROOM DESCRIPTIONS

Canopied Entrance Porch

With entrance door leading into

Entrance Hall

With wooden flooring, recessed spotlights, gas central heating thermostat, fuse box, carpeted stairs leading up and doors into

Living Room

With wooden flooring, radiator, ceiling light point and double glazed windows to both the front and side aspects.

Kitchen/Dining Room

A modern fitted kitchen with matching wall and base units, ample work surface space, sink and drainer unit, four ring electric hob, electric oven and extractor above, tiled splash backs, under counter space for washing machine and space for freestanding fridge/freezer, recessed spotlights, double glazed window and door out to the rear garden, space for a dining table, radiator and wood effect flooring.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, double glazed window and doors into

Bedroom 1

Formerly two rooms but now created into one, with fitted carpet, two double glazed windows, two radiators, a ceiling light point and ample space for wardrobes.

Bedroom 2

With fitted carpet, double glazed window, ceiling light point, radiator and built in wardrobe over the stairs.

Bathroom

A three piece white suite comprising a P shaped bath with electric shower over, pedestal wash hand basin, low flush WC, recessed spotlights, tiled floor and surround, extractor and double glazed window.

Outside

To the front there is off-road parking for two vehicles with a paved path leading down to the front door and side access gate. The remainder of the front garden is laid to lawn and stone for ease and low maintenance.

To the rear - a paved patio area perfect for entertaining with the remainder of the garden laid to lawn and which is enclosed by hedging and fencing. There is a wooden storage shed and a useful outside tap.

Services

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

Outgoings

Council tax band B - £1790.04 payable 2024/2025

Water and drainage rates are payable.

Directions

Proceed east out of Hereford on the Worcester Road A4103 continuing along passing Radway Bridge garden centre then take the left hand turning signposted for Whitestone, follow this road and take the second right hand turn into South Bank, then take the first left hand turn and follow the road to the end where the property is indicated by the agents for sale board.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

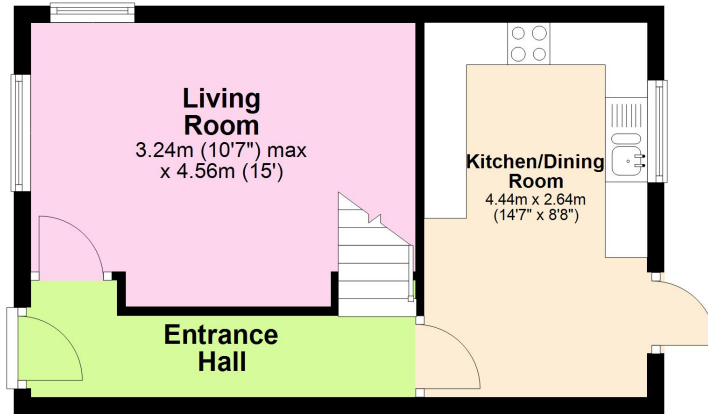
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

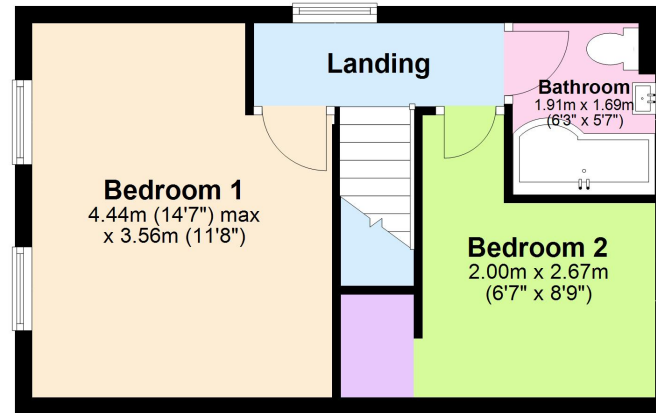
Ground Floor

Approx. 31.9 sq. metres (343.5 sq. feet)



First Floor

Approx. 31.7 sq. metres (340.8 sq. feet)



Total area: approx. 63.6 sq. metres (684.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	
England, Scotland & Wales			