

FOR
SALE



17 Stanhope Street, Whitecross, Hereford HR4 0HA

£275,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this well established residential location, an impressive three bedroom end terrace house offered for sale with no onward chain. The property which has been tastefully refurbished throughout, has the added benefit of gas central heating, newly fitted carpets, impressive top floor bedroom, newly fitted kitchen and bathrooms and to fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- *Within easy reach of the City centre*
- *Impressive 3 bedroom end of terrace house*
- *Tastefully refurbished throughout*
- *Newly fitted kitchen & bathroom*
- *Useful cellar with scope to convert*
- *No onward chain*



ROOM DESCRIPTIONS

Recessed Porch

With a partially glazed entrance door through to the

Reception Hall

With newly fitted carpet, radiator, carpeted staircase to the first floor and door to the

Dining Room

With newly fitted carpet, radiator, double glazed window to the front aspect and an ornamental fire surround.

Lounge

With newly fitted carpet, radiator, tiled fireplace with hearth and display mantle over, double glazed window to the rear, door and steps to the cellar and access to the newly fitted

Kitchen

With 1and 1/2 bowl sink unit and mixer tap over, range of wall and base cupboards, ample work surfaces, double glazed window to the side, built in single oven and four ring gas hob and cooker hood over, new vinyl flooring, space for an upright fridge/freezer , access to the

Rear Lobby

With glazed panel door to the rear garden and door to the

Ground floor Shower/Cloakroom

With newly fitted suite comprising a low flush WC, pedestal wash hand basin, radiator, vinyl flooring, space and plumbing for a washing machine, double glazed window to the rear, newly installed wall mounted gas central heating boiler and shower cubicle with glazed door.

Cellar

With brick floor, electric light and power points, escape hatch to the front , good head height and scope to convert into extra living accommodation subject to the necessary consent.

First Floor Landing

With sash window to the side, newly fitted carpet, radiator and door to

Bedroom 1

With newly fitted carpet, radiator, two sash windows to the front, ornamental surround and space for wardrobes.

Bedroom 2

With newly fitted carpet, radiator, ornamental fire surround and double glazed window to the rear.

Bathroom

With newly installed white suite comprising a panelled bath, low flush WC, vanity wash hand basin with storage below, vinyl flooring, ladder style towel rail/radiator, double glazed window, extractor and recessed spotlights.

Attic Room/Bedroom 3

Accessed from the first floor landing via carpeted stairs a light and airy space with fitted carpet, a large double glazed window with a pleasant outlook and a radiator. Perfect for homeworking or a teenage room.

Outside

To the front of the property there is a small enclosed garden with steps leading up to the front door. To the rear of the property is a lawned garden ennclosed by hedging and fencing and with a useful side access gate.

Agent Notes

1. The roof has been recently renewed with new felt, battened and insulated.
2. The property has been rewired and a new fuse board added.
3. New central heating system has also been installed.
4. The neighbouring property benefits from a right of way to the rear.

Services

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

Outgoings

Council tax band B - £1,794.59 payable 2024/2025

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city along Barton Road continuing to Breinton Road/Westfaling Street and turn right into Stanhope Street and number 17 is at the bottom on the right hand side.

Viewings

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

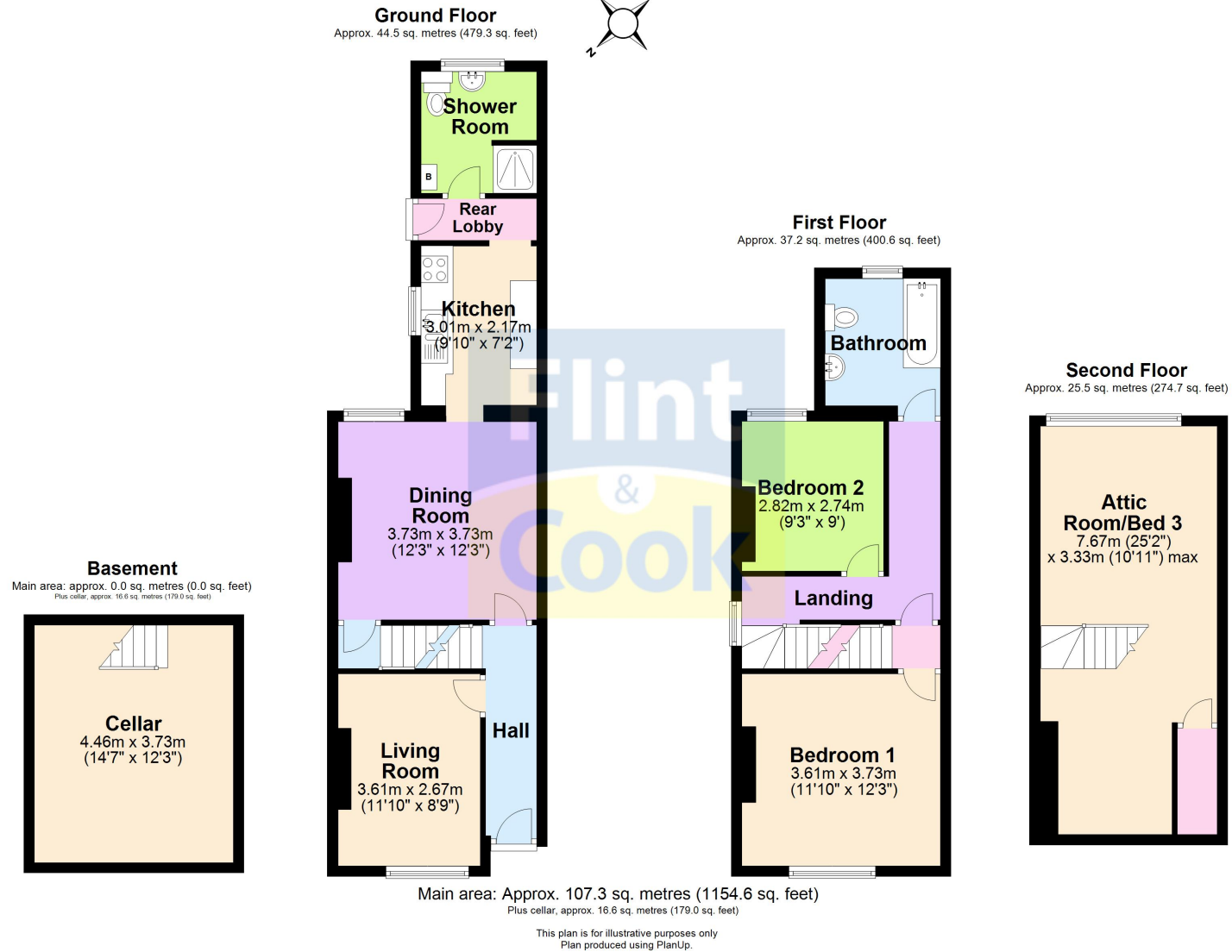
Opening Hours

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	