

FOR
SALE



31 Stanhope Street, Hereford HR4 0HA

£269,500 - Freehold



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

PROPERTY SUMMARY

Situated in this popular residential location, a 3 bedroom mid-terraced property offering ideal first time buyer/small family accommodation with the added benefit of gas central heating, double glazing, 3 reception rooms and a good size enclosed rear garden.

POINTS OF INTEREST

- *Beautifully presented throughout*
- *Good size enclosed rear garden*
- *3 bedroom mid-terraced house*
- *Ideal first time buyer/small family accommodation*
- *3 Reception rooms*
- *Must be viewed!*
- *Gas central heating & double glazing*



ROOM DESCRIPTIONS

Entrance door into the Entrance Hallway

Exposed floorboards, feature coving, radiator, staircase leading to the first floor, smoke alarm, door into the Living Room and opening into the

Sitting Room

Fitted carpet, radiator, window to the front aspect and feature fireplace.

Living Room

Exposed floorboards, radiator, window to the rear garden, door down to the cellar, feature woodburning stove with tiled hearth and wooden mantel over and opening into the

Kitchen

Matching wall and base units, ample worksurfaces with tiled splashbacks, stainless steel sink and drainer, gas hob and electric oven with extractor over, integrated fridge and dishwasher with under-counter space for washing machine, tiled floor, window to the side aspect and opening into the

Dining Room

Tiled floor, radiator and French doors leading into the rear garden.

First floor landing

Fitted carpet, radiator, carpeted staircase leading up to the second floor and doors into

Bedroom 1

Exposed floorboards, radiator, window to the front aspect and feature fireplace.

Bedroom 2

Fitted carpet, radiator, window to the rear aspect, feature fireplace and built-in storage cupboard.

Bathroom

Suite comprising panelled bath with mains fitment shower over, low flush WC, pedestal wash hand-basin, window to the rear aspect, feature radiator and vinyl flooring.

Second floor landing

Fitted carpet and door into

Bedroom 3

Fitted carpet, radiator, Velux window, eaves storage and air-con/heating unit.

Outside

To the front of the property there is a paved pathway with steps leading to the front door with the remainder of the front garden laid to stone for ease and low maintenance and enclosed by brick-walling. To the rear there is patio area - perfect for entertaining and the good size garden is a real feature and is mainly laid to lawn with a range of plants and shrubs, a small vegetable plot, a raised decked area to the rear, timber storage shed and all enclosed by hedging and fencing.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Services

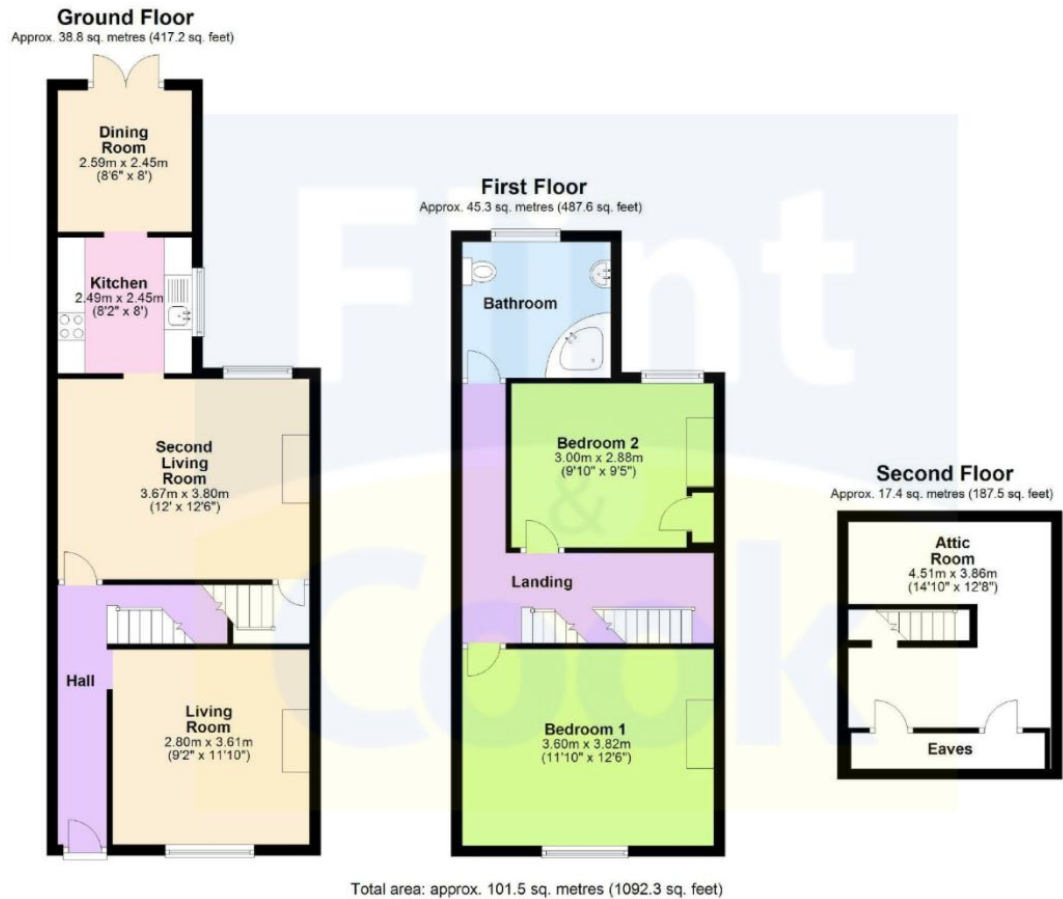
Council tax band B - payable 2023/24 £1712.95 Water and drainage - rates are payable/metered supply.

Money laundering regulations

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

Directions

What3words - [radio.softly.deal](https://www.what3words.com/radio.softly.deal)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

