

FOR
SALE



7 White Horse Square, Hereford HR4 0HD

£255,000 - Freehold

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PROPERTY SUMMARY

Situated in this popular residential location a short distance from Hereford city centre, a well-presented 2-bedroom semi-detached home offering ideal first-time buyer accommodation. The property also benefits from 2 double bedrooms, 2 reception rooms, driveway parking, garden and we highly recommend an internal inspection.

POINTS OF INTEREST

- *2 bedroom house*
- *Semi-detached*
- *Driveway parking*
- *Garden - No onward chain!*
- *2 double bedrooms*
- *Must be viewed*
- *Well presented throughout*
- *Ideal first time buyer*



ROOM DESCRIPTIONS

Entrance hall

Approached through composite entrance door and having laminate flooring, stairs with carpet runner leading up, radiator, 2 windows with useful storage nook and currently utilised as space for tumble drier and coat and shoe storage, fuesboard, smoke alarm, doors leading to

Living room

Laminate flooring, bay window to front with fitted blinds, radiator, useful built-in storage and fitted shelving to the recess of the fireplace.

Dining room

Laminate flooring, radiator, useful built-in storage cupboard, understairs storage cupboard, double-glazed French doors leading out to the rear patio.

Kitchen

Fitted with matching base and wall units, ample wooden worksurfaces with tiled splashback, 1 1/2 bowl stainless steel sink and drainer unit, 4-ring induction hob, double oven and extractor over, integrated fridge/freezer, integrated dishwasher, under counter space for washing machine, 2 ceiling lights, smoke alarm, 2 windows to the rear garden, door leading out.

First floor landing

Fitted carpet, radiator, loft hatch, smoke alarm, underfloor heating control for the bathroom, and doors to

Bedroom 1

Fitted carpet, radiator, bay window to front, feature fireplace, built-in wardrobes.

Bedroom 2

Fitted carpet, radiator, 2 windows to the rear aspect.

Bathroom

3 piece suite comprising panelled bath with gold mains fitment rainfall showerhead over with tiled surround, low flush WC, wash hand basin with storage under, wall mounted mirrored cabinet, window, tiled floor with underfloor heating.

Outside

To the front is a stone driveway providing off-road parking for 2 vehicles with paved pathway then leading to the front door.

To the rear a paved patio area perfect for entertaining leads tot he remainder of the garden, which is laid to lawn with outside storage shed, useful outside tap, outside power points and enclosed by fencing.

Services

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

Outgoings

Council tax band C, payable 2024/25 £2050.97. Water and drainage - metered supply.

Directions

Proceed west out of Hereford along Whitecross Road taking the left-hand turning for Whitehorse Street then taking the 3rd right-hand turning for Whitehorse Square, continue around to the left-hand side and the property is immediately on the left-hand side as indicated by the Agent's FOR SALE board.

Money laundering regulations

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



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