

FOR  
SALE



7 White Horse Square, Hereford HR4 0HD

£255,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## 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

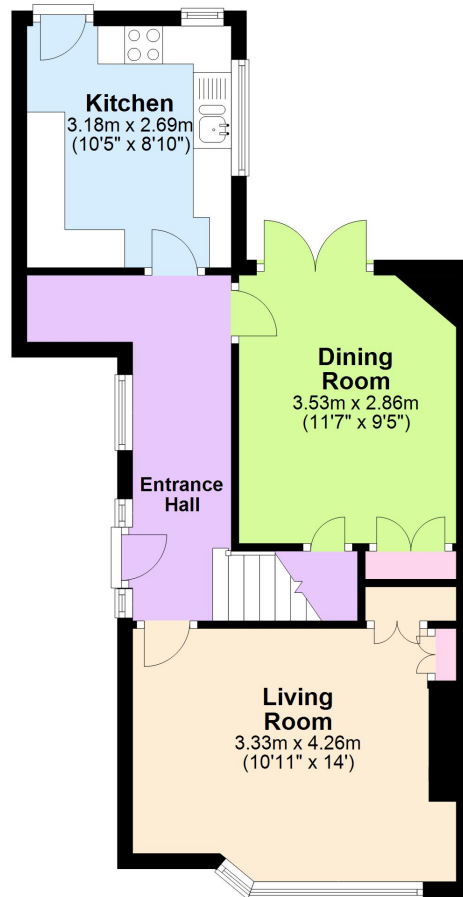
Proceed west out of Hereford along Whitecross Road taking the left-hand turning for Whitehorse Street then taking the 3rd right-hand turning for Whitehorse Square, continue around to the left-hand side and the property is immediately on the left-hand side as indicated by the Agent's FOR SALE board.

### Money laundering regulations

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

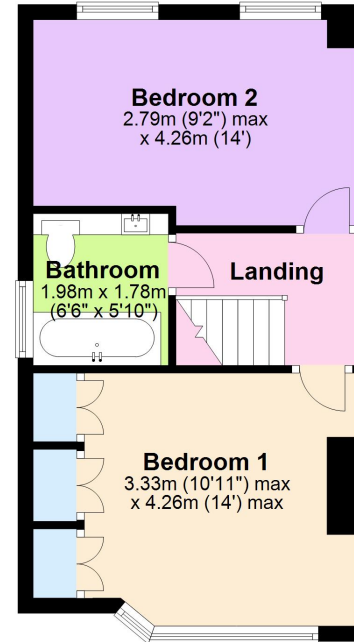
### Ground Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



### First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 77.0 sq. metres (828.6 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

### 7 White Horse Square, Hereford

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](http://www.flintandcook.co.uk)

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