

FOR
SALE



84 Stanhope Street, Hereford HR4 0HB

£225,000 - Freehold

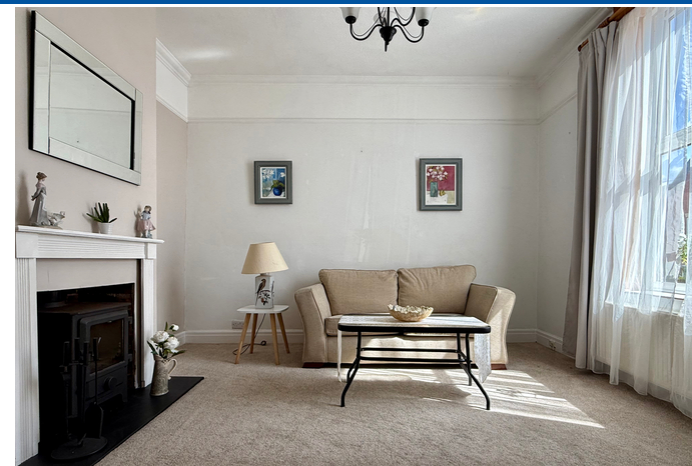
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location a short distance from Hereford City Centre, a well presented two double bedroom end terraced home offering ideal first time buyer accommodation and being sold with the added benefit of no onward chain. The property benefits from two receptions, kitchen, two bedrooms, bathroom, a cellar and courtyard garden. We highly recommend a viewing.

POINTS OF INTEREST

- *End terraced house*
- *Popular residential location*
- *Two double bedrooms*
- *Ideal first time buyer home*
- *No onward chain!*
- *Two receptions, courtyard garden*



ROOM DESCRIPTIONS

Ground floor

Upvc entrance door leading into

Entrance hall

With fitted carpet, radiator, ceiling light point, feature archway, carpeted stairs leading up, space for coat storage and doors into

Living room

With fitted carpet, ceiling light pendant, radiator, double glazed window to the front, coving, feature wood burning stove with tiled hearth and surround.

Dining room

With feature tiled floor, radiator, double glazed window out to the rear, picture rail and coving, ceiling light pendant and doors to

Kitchen

Fitted with matching wall and base units, ample work surfaces over with tiled splash backs, stainless steel sink and drainer, under counter space for washing machine, space for a freestanding fridge/freezer, integrated electric oven and gas hob over, wall mounted gas central heating boiler, two windows to the rear aspect and door out to the rear.

Cellar

Ample storage space and scope for conversion with light and power, fuse box, gas and electric meters.

First floor landing

With fitted carpet, radiator, loft hatch, ceiling light point and doors to

Bedroom 1

A large double bedroom with exposed wooden floorboards, radiator, double glazed window to the front aspect and ceiling light point.

Bedroom 2

With fitted carpet, double glazed window, ceiling light point and double built in wardrobe.

Bathroom

A full suite comprising, double width shower cubicle with electric shower over, white panelled bath, low flush w/c, pedestal wash hand basin, exposed floorboards, ceiling light point, two windows and radiator.

Outside

To the rear a courtyard garden with borders of ornamental plants and shrubbery, a side access gate from the front provides access to no.84 and the neighbouring property. There is a useful outside tap and outside light.

To the front an iron gate opens up onto a small courtyard laid to stone with concrete steps leading to the front door, there is a further iron gate opening onto the side access pathway.

Directions

Proceed west out of Hereford city centre along Barton Road, proceeding over the bridge and heading into Breinton Road and then into Westfaling Street, take the right hand turning signposted for Stanhope Street and the property is situated immediately on the left hand side.

Services

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

Outgoings

Council tax band B - £1889.10 for 2025/2026

Water and drainage rates are payable.

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.



Total area: approx. 100.8 sq. metres (1085.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		86
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	61	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		