

FOR  
SALE



49 White Horse Street, Hereford HR4 0ER

£325,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location a 3-bedroom detached property offering ideal family accommodation and being sold with the added benefit of no onward chain. The property also has the added benefit of 2 reception rooms, 3 bedrooms, extra converted cellar room, allocated parking and we highly recommend an internal inspection.

## POINTS OF INTEREST

- 3 bedrooms
- Detached house
- Popular residential location
- No onward chain
- Gardens and parking
- Must be viewed



## ROOM DESCRIPTIONS

### Entrance door to

#### Dining room

Wooden flooring, radiator, carpeted stairs leading up, smoke alarm, ceiling light point, wood-burning stove (decommissioned), bi-folding door with stairs leading down to the Cellar, opening to the kitchen and doors to

#### Living room

Fitted carpet, radiator, new UPVC sash window to front with fitted blind, feature fireplace.

#### Kitchen

Fitted with contrasting wall and base units, wooden worksurfaces, 4-ring gas hob, electric oven and extractor over, 1 1/2 bowl sink and drainer unit, integrated dishwasher and washing machine, integrated bin drawer, cupboard housing the Worcester Bosch gas central heating boiler, fitted island with wooden worksurfaces and storage under, window to side, window and French doors leading out to the rear garden, space for free-standing fridge/freezer, tiled floor.

#### Wetroom

Wash hand basin, low flush WC, walk-in wetroom with mains fitment showerhead, extractor, tiled surround, heated towel rail, recessed spotlights, Velux window.

#### First floor landing

Fitted carpet, loft hatch, smoke alarm, doors to

#### Bathroom

3-piece suite comprising panelled bath with mains fitment showerhead over, tiled surround, heated towel rail, wash hand basin, low flush WC, tiled floor, extractor, tile light.

#### Bedroom 1

Exposed wooden floorboards, radiator, dual aspect new UPVC sash windows to the front and side with fitted blinds, feature fireplace with stone hearth.

#### Bedroom 2

Dressing area with carpet, radiator, new UPVC sash window, extractor and opening into the bedroom area with exposed wooden timbers, large Velux window with fitted blind, exposed feature brickwork.

#### Cellar

With wooden steps leading down to an inner hallway with carpet, doors to

### Snug/office space

Fitted carpet, radiator, fitted wooden shelving, electric points, recessed spotlights, door to understairs storage cupboard.

### Bedroom 3

Fitted carpet, radiator, recessed spotlights, ladder with steps to Velux window, heat recovery ventilation system.

### Outside

To the front of the property iron gates open out onto a narrow driveway providing off-road parking. The remainder of the front garden is laid to stone, enclosed by brick walling and iron railing.

To the rear a low maintenance rear garden with patio doors leading out onto a raised, decked area with covered pergola, with concrete paved steps and wooden steps leading down to a stoned area leading to a further paved patio area leading to a large outside wooden storage shed. Further wooden steps lead down to a stoned gravelled pathway leading to a rear access where there is an allocated parking space situated just off Queenshill Gardens.

### Services

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

### Outgoings

Council tax band C, payable 2024/25 £2050.97. Water and drainage rates are payable (tbc).

### Directions

Proceed west out of Hereford on Whitecross Road taking the turning for Whitehorse Street. Continue along Whitehorse Street and the property is situated on the left-hand side, as indicated by the Agent's FOR SALE board.

### Viewing

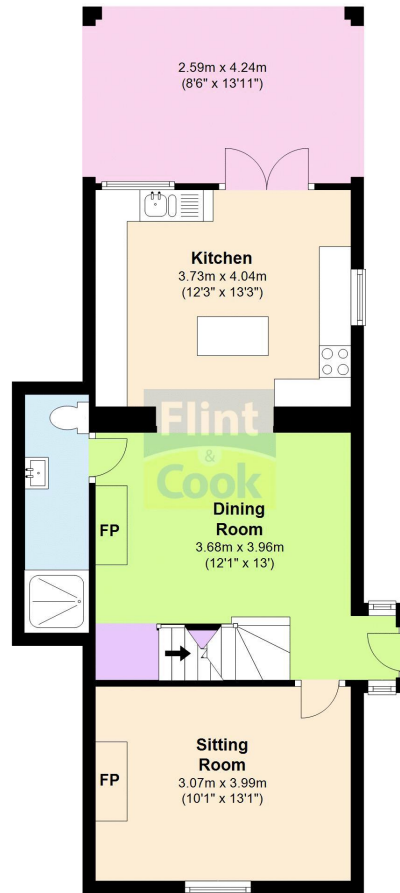
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### Money laundering regulations

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

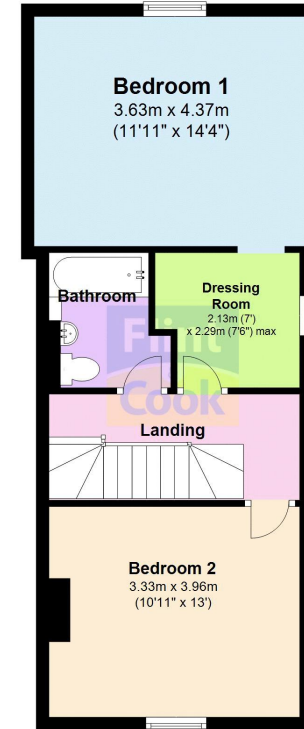
### Ground Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



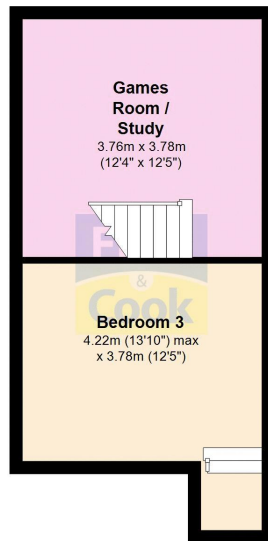
### First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



### Cellar

Approx. 27.5 sq. metres (295.8 sq. feet)



Total area: approx. 133.0 sq. metres (1431.5 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	83
(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		