

FOR  
SALE



31 Stanhope Street, Hereford HR4 0HA

£269,500 - Freehold

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## 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**

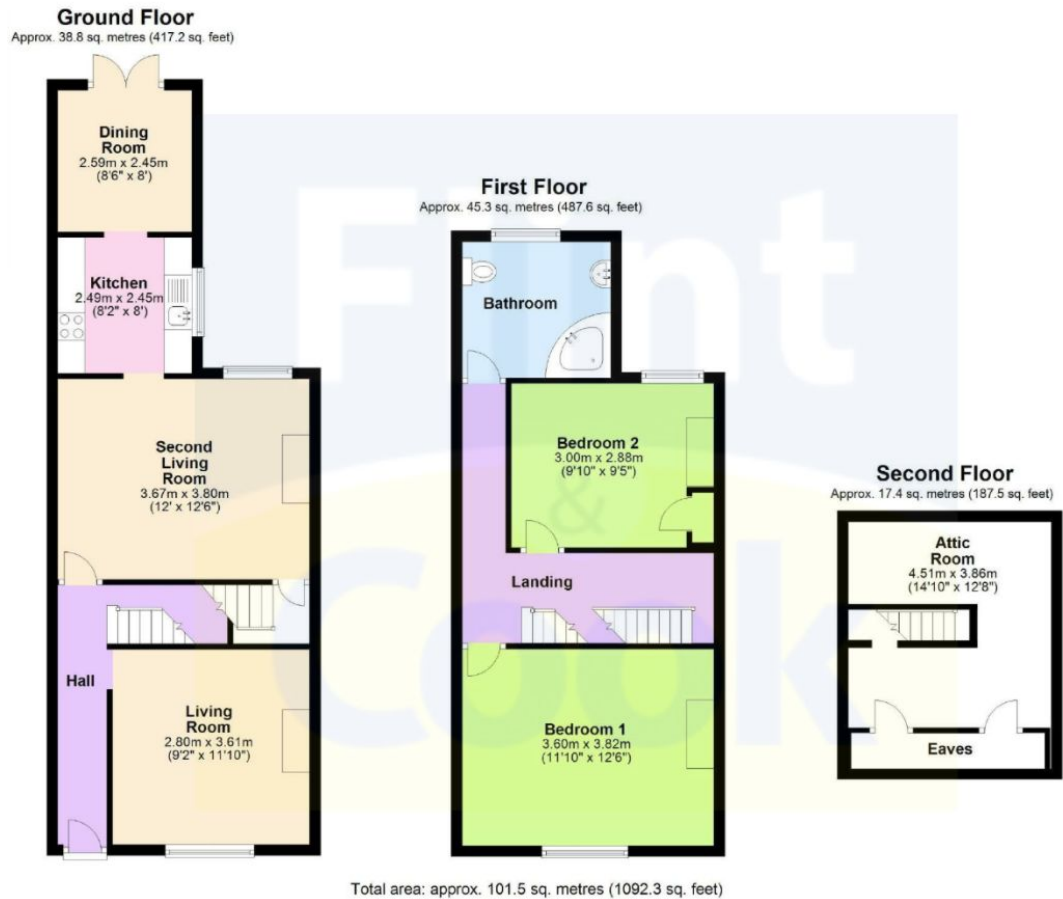
Council tax band B - payable 2023/24 £1712.95 Water and drainage - rates are payable/metered supply.

### **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)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	84
(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		

