

for sale

offers in the region of **£195,000**



South Bank Whitestone Hereford HR1 3SQ

Tucked away in a peaceful cul-de-sac in the desirable area of Whitestone, this well presented two bedroom end terrace home offers an ideal opportunity for first time buyers, downsizers or investors alike. Sold with NO ONWARD CHAIN the property ensures a smooth and hassle free purchase and briefly comprises: off road parking, lounge, kitchen, first floor landing, two bedrooms, bathroom, and a good size garden to the rear.

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Approach

A drop curb giving access to the drive which leads up the side of the home, there is a side gate giving access to the rear garden and walls to the borders. The door to the front gives access too:

Lounge

12' 8" x 12' 11" max (3.86m x 3.94m max)

Double glazed window to front, stairs, radiator and ceiling light point.

Kitchen

12' 7" x 9' 1" (3.84m x 2.77m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one bowl sink and drainer, splash back tiling to walls, integrated electric oven and hob, plumbing for washing machine and dishwasher, space for fridge freezer, central heating boiler, double glazed window to rear elevation, central heating radiator, ceiling light point and door to the rear giving access to the rear garden.

First Floor Landing

Double glazed window to side elevation, loft access, ceiling light point and doors to the following.



Bedroom One

12' 9" max x 11' 11" (3.89m max x 3.63m)

Double glazed window to front elevation, airing cupboard, central heating radiator and ceiling light point.

Bedroom Two

10' 2" x 7' max (3.10m x 2.13m max)

Double glazed window to rear elevation, central heating radiator and ceiling light point.

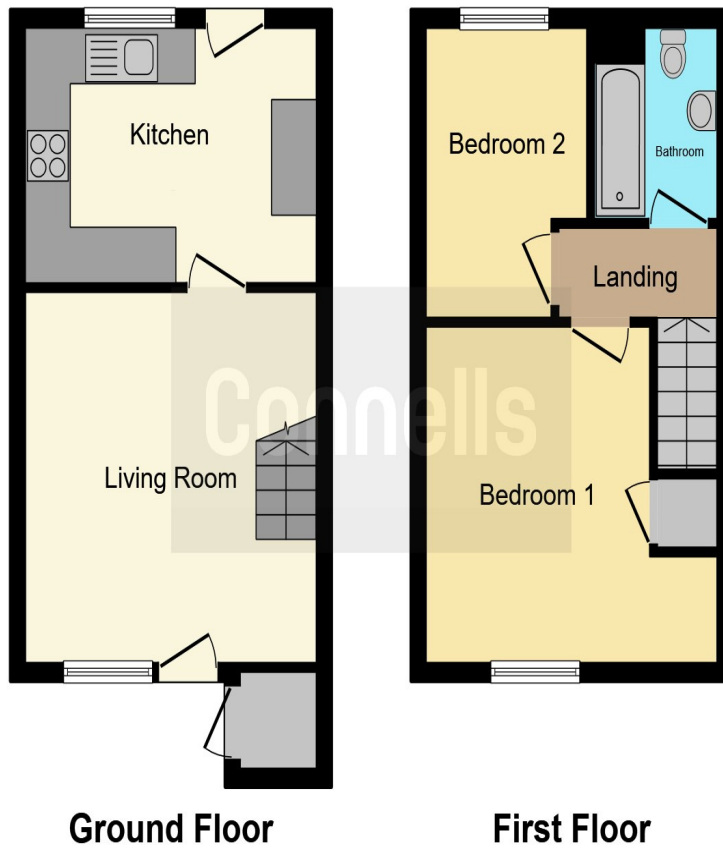
Bathroom

A grey suite briefly comprising: bath with mixer taps and shower head over, wash hand basin, low level WC, part tiling to walls, central heating radiator, ceiling light point and double glazed sky light to rear elevation.

Garden

A beautiful rear garden which has a slab paved area with steps leading to the lawn. To the side you have a decking area perfect for enjoying the sun and entertaining guests. There is also the added benefit of a shed and has fencing to the borders and a side gate giving access back to the front of the home





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HER315518 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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