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35 South Bank, Whitestone, Hereford, HR1 3SQ

'Situated in the popular village of Whitestone a well presented, two bedroom, mid terraced property with gas central heating, double glazing, two allocated parking spaces and enclosed rear garden'

£177,500 (Freehold)

35 South Bank, Whitestone, Hereford, HR1 3SQ

LOCATION

The property is located in the popular village of Whitestone. In the area is the neighbouring village of Withington with local shop, post office, chip shop and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented two bedroom, mid terraced home with gas central heating, double glazing, two allocated parking spaces and enclosed rear garden. The property comprises entrance hall, sitting room, kitchen/breakfast room, first floor landing with access to two bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A side access double glazed entrance door leading to the entrance porch with built-in storage cupboard, tiled flooring and glazed door to the sitting room.

Sitting Room

3.94m (12'11) (maximum including stairs) x 3.89m (12'9)

With front aspect double glazed window, panelled radiator, television point, stairs to the first floor, coved ceiling, smoke alarm and door to the kitchen/breakfast room.



Kitchen/Breakfast Room

3.86m (12'8) x 2.74m (9')

With rear aspect double glazed window. A range of units comprising stainless steel sink drainer unit, work surface, tiled splash backs, base units under with matching wall units, panelled radiator, wall mounted gas central heating boiler and rear aspect double glazed door giving access to the garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm and doors to bedrooms and bathroom.

Bedroom 1

3.73m (12'3) x 2.84m (9'4) (plus recess)

With front aspect double glazed window, panelled radiator and airing cupboard housing the hot water tank.

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Bedroom 2

3m (9'10) x 2.16m (7'1) (maximum)

With rear aspect double glazed window and panelled radiator.



Bathroom

2.06m (6'9) x 1.57m (5'2)

With rear aspect double glazed velux sky light, panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator and laminated flooring.



OUTSIDE:

To the front of the property is a parking space with gravel path giving access to the entrance door. To the immediate rear of the property is a patio leading to the main garden which is laid to gravel with a further patio area. To the rear of the garden is a storage shed and the garden is enclosed by fencing to provide a degree of privacy. There is a gate in the rear fence with a rear path giving access to a further parking area where is one more allocated parking space and a further lawn area with Cherry Tree.



COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.


Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

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VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

DIRECTIONAL NOTE

Proceed out of Hereford over Aylestone Hill and on reaching the roundabout take the third exit onto the Hereford to Worcester Road (A4103). Continue along this road turning left into Whitestone, take the second right into South Bank, then first right and immediately left and the property is located directly in front of you as indicated by the board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

9th April 2025

ID40437

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

