



17 STANHOPE STREET

WHITECROSS, HEREFORD HR4 0HA

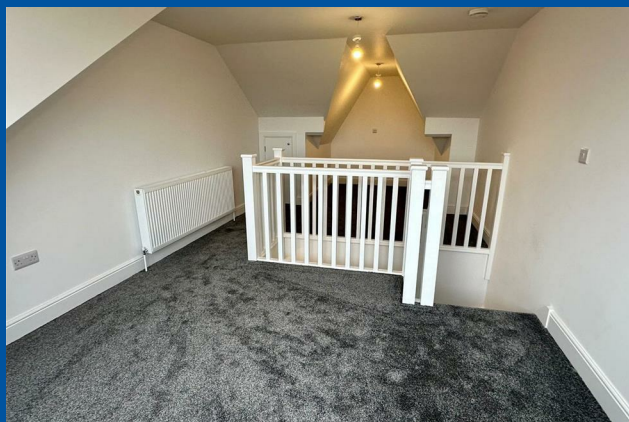
£275,000
FREEHOLD

Peacefully situated in this well established residential location, an impressive three bedroom end terrace house offered for sale with no onward chain. The property which has been tastefully refurbished throughout, has the added benefit of gas central heating, newly fitted carpets, impressive top floor bedroom, newly fitted kitchen and bathrooms and to fully appreciate this property we recommend an internal inspection.



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- Tastefully refurbished throughout
- Impressive 3 bedroom end of terrace house
- Within easy reach of the City centre
- Useful cellar with scope to convert
- No onward chain
- Newly fitted kitchen & bathroom



Full Description

Peacefully situated in this well established residential location, an impressive three bedroom end terrace house offered for sale with no onward chain. The property which has been tastefully refurbished throughout, has the added benefit of gas central heating, newly fitted carpets, impressive top floor bedroom, newly fitted kitchen and bathrooms and to fully appreciate this property we recommend an internal inspection.

Dining Room

With newly fitted carpet, radiator, double glazed window to the front aspect and an ornamental fire surround.

Recessed Porch

With a partially glazed entrance door through to the

Reception Hall

With newly fitted carpet, radiator, carpeted staircase to the first floor and door to the

Lounge

With newly fitted carpet, radiator, tiled fireplace with hearth and display mantle over, double glazed window to the rear, door and steps to the cellar and access to the newly fitted

Kitchen

With 1and 1/2 bowl sink unit and mixer tap over, range of wall and base cupboards, ample work surfaces, double glazed window to the side, built in single oven

and four ring gas hob and cooker hood over, new vinyl flooring, space for an upright fridge/freezer , access to the

Rear Lobby

With glazed panel door to the rear garden and door to the

Ground floor Shower/Cloakroom

With newly fitted suite comprising a low flush WC, pedestal wash hand basin, radiator, vinyl flooring, space and plumbing for a washing machine, double glazed window to the rear, newly installed wall mounted gas central heating boiler and shower cubicle with glazed door.

First Floor Landing

With sash window to the side, newly fitted carpet, radiator and door to

Bathroom

With newly installed white suite comprising a panelled bath, low flush WC, vanity wash hand basin with storage below, vinyl flooring, ladder style towel rail/radiator, double glazed window, extractor and recessed spotlights.

Outgoings

Council tax band B - £1,794.59 payable 2024/2025 Water and drainage rates are payable.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455,

Bedroom 2

With newly fitted carpet, radiator, ornamental fire surround and double glazed window to the rear.

Bedroom 1

With newly fitted carpet, radiator, two sash windows to the front, ornamental surround and space for wardrobes.

Cellar

With brick floor, electric light and power points, escape hatch to the front, good head height and scope to convert into extra living accommodation subject to the necessary consent.

Directions

Proceed west out of Hereford city along Barton Road continuing to Breinton Road/Westfaling Street and turn right into Stanhope Street and number 17 is at the bottom on the right hand side.

Attic Room/Bedroom 3

Accessed from the first floor landing via carpeted stairs a light and airy space with fitted carpet, a large double glazed window with a pleasant outlook and a radiator. Perfect for homeworking or a teenage room.

Services

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

Outside

To the front of the property there is a small enclosed garden with steps leading up to the front door. To the

rear of the property is a lawned garden enclosed by hedging and fencing and with a useful side access gate.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

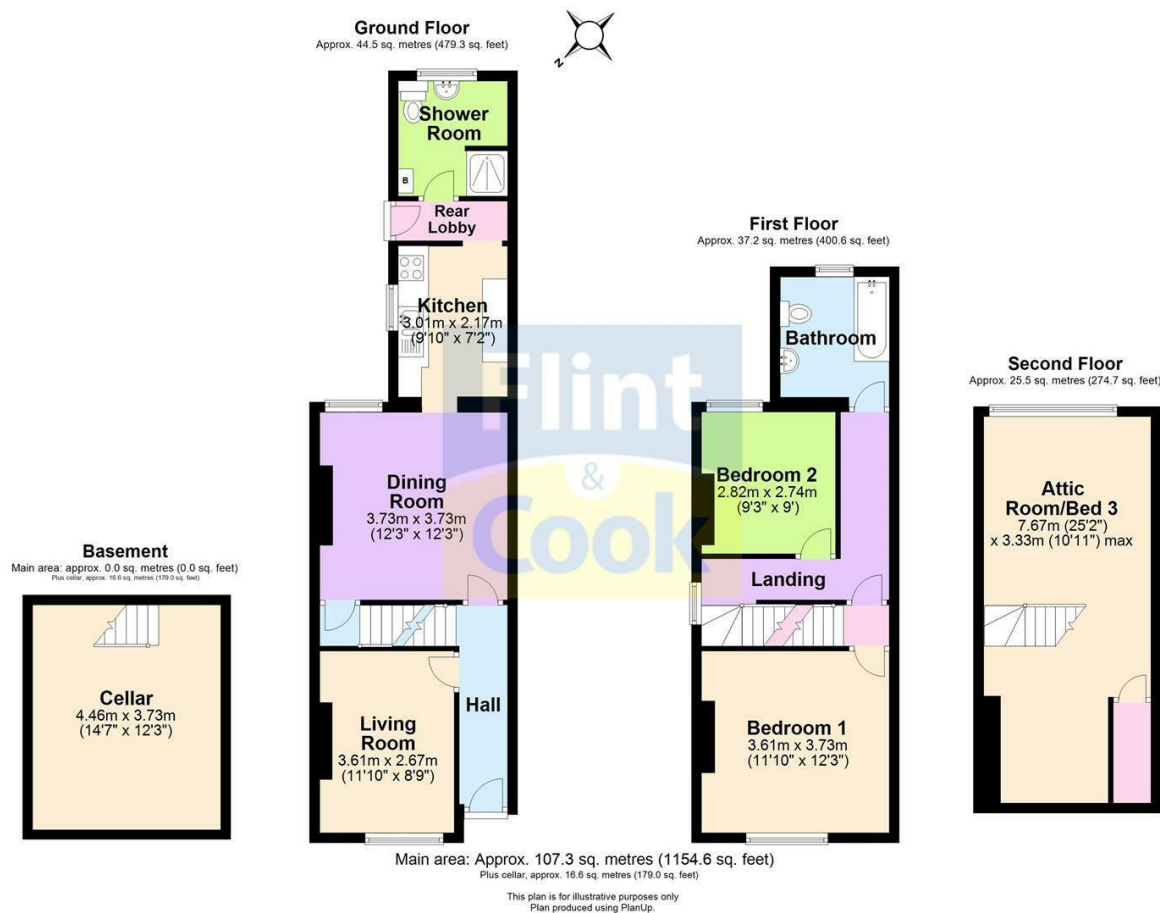
Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Agent Notes

1. The roof has been recently renewed with new felt, battened and insulated. 2. The property has been rewired and a new fuse board added. 3. New central heating system has also been installed. 4. The neighbouring property benefits from a right of way to the rear.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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