



## 4 SOUTH BANK WHITESTONE, HEREFORD HR1 3SA

£239,950  
FREEHOLD

Pleasantly situated in this popular rural location, a deceptively spacious 3-bedroom semi-detached house offering ideal family accommodation.

The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double-glazing, an updated kitchen, good-size rear garden, ample off-road parking, and we strongly recommend an internal inspection.



## 4 SOUTH BANK

- Popular rural location
- Spacious 3 bedroom semi-detached house
- 2 reception rooms & fitted kitchen
- Good sized rear garden
- Ample off road parking
- No onward chain



### Entrance porch

Approached through uPVC entrance door, with double-glazed windows, further door to outside, tiled floor, double-glazed entrance door to

### Reception hall

Radiator, stairs to first floor, understairs storage area, fitted carpet, under stairs storage area and door to

### Lounge

Fitted carpet, radiator, double-glazed window to front with vertical blind, central ceiling light/fan, feature fireplace with hearth, display mantle and gas coal-effect fire.

### Dining room

Fitted carpet, radiator, double-glazed window to rear enjoying a pleasant outlook, central ceiling light/fan, wall mounted gas fire with hearth and display mantle below, door to

### Kitchen

Fitted with range of modern units comprising 1 1/2 bowl sink unit with mixer tap, range of wall and base cupboards, worksurfaces with splashbacks, double-glazed window to the rear, recessed spotlighting, recess ideal for fridge/freezer, partially double-glazed door to side driveway, pantry-style cupboard with pull-out shelving to the side, tiled floor, slimline dishwasher, built-in double oven, gas hob with cooker hood over.

### First Floor Landing

Double-glazed side window, access hatch to loft space,

built-in airing cupboard also housing the gas central heating boiler, door to

### Bedroom Main

Fitted carpet, radiator, double-glazed window to rear enjoying a pleasant outlook across the garden and countryside beyond, Ensuite Shower

Fitted with a shower cubicle with glazed sliding door, rainwater-style shower head, panelled walls, further double-glazed window, ladder-style towel rail/radiator.

### Bedroom 2

Fitted carpet, radiator, double-glazed window to the front, space for wardrobes, built-in single wardrobe.

### Bedroom 3

Fitted carpet, radiator, double-glazed window to front.

### Bathroom

Panelled bath with shower unit over, vanity wash hand basin with shaver socket and lighting above, low flush WC, antique-style towel rail/radiator, vinyl flooring, partially tiled wall surround, double-glazed window.

### Outside

The 2-tiered front garden is partially laid to lawn and partially paved, enclosed by fencing and brick walling with double gates to the side opening onto a good-size driveway, which continues to the side providing ample off-road parking and having a large double-length Carport. To the immediate rear of the property there is a useful outside WC, range of store sheds and paved

patio areas. The good-size rear garden backs onto open countryside and is mainly laid to lawn, enclosed by fencing.

#### **Services**

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

#### **Outgoings**

Council tax band A, payable 2025/26 £1609.11. Water and drainage rates are payable.

#### **Directions**

Proceed northeast out of Hereford on the A4103 towards Worcester. Two miles after passing Radway Garden Centre, take the 2nd turning left to Whitestone, then 2nd right into South Bank.

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### **Viewing**

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

#### **Money Laundering Regulations**

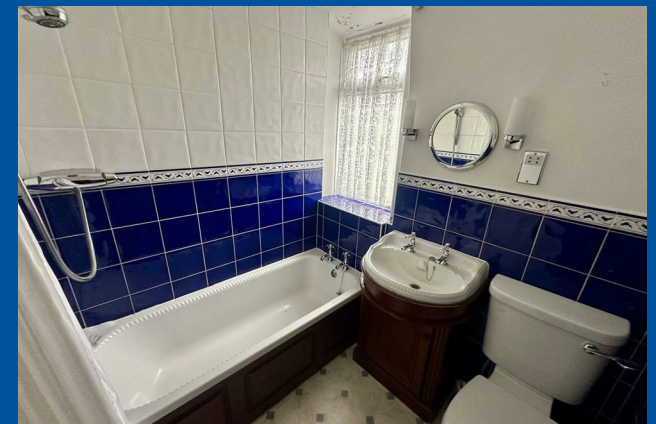
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

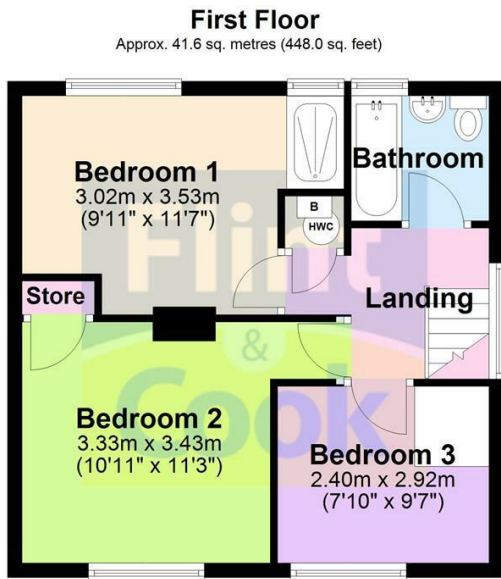
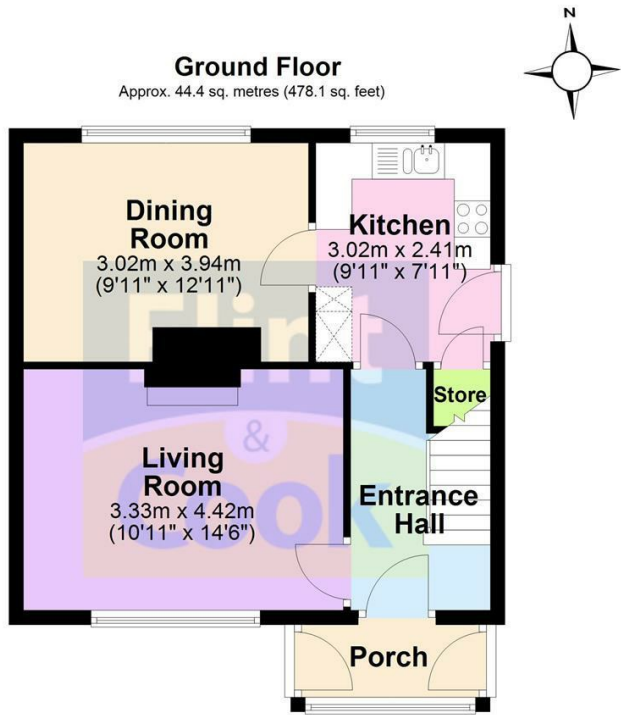
#### **Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new

landlords. For further details please contact James Garibbo (01432) 355455.

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Total area: approx. 86.0 sq. metres (926.1 sq. feet)

**EPC Rating: C Hereford Council Tax Band: A**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	75
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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