



**4 STANHOPE STREET
HEREFORD HR4 0HB**

**£229,950
FREEHOLD**

Peacefully situated in this popular residential location, an impressive 2 bedroom older style terraced house offering ideal first time buyer accommodation. The property, which has been tastefully decorated throughout, has the added benefit of gas central heating. Two reception rooms, modern fitted kitchen, useful cellar, and to fully appreciate this property, we strongly recommend an internal inspection.

**Flint
&
Cook**

4 STANHOPE STREET

- Within easy reach of the city centre
- Impressive older style terraced house
- 2 reception rooms, modern kitchen & useful cellar
- 2 good sized bedrooms
- Ideal for first time buyers
- Must be viewed



Reception Hall

With mat well, laminate flooring, partially panelled wall, radiator, carpeted staircase to the first floor and door to the

Sitting Room

With fitted carpet, radiator, double glazed window to the front aspect with blind, ornamental fireplace with half and display mantel over and laminate flooring.

Kitchen

Fitted with a single bowl sink with mixer tap, range of wall and base cupboards, ample work surfaces with splashbacks, under cupboard lighting, built-in single oven and 4 ring hob with extractor over, recessed spotlighting, an updated Worcester gas central heating boiler, radiator, glazed window overlooking the rear garden, door to the rear and folding door with steps leading down to the

Cellar - Room 1

With laminate flooring, space and plumbing for automatic washing machine, tumble dryer, useful store cupboards, recessed spotlighting, radiator, window to the rear.

Cellar - Room 2

With fitted carpet, radiator, escape hatch with steps to the front aspect and recessed spotlighting.

First Floor Landing

With fitted carpet, skylight, access hatch to loft space and door

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with blind, ornamental fireplace and space for wardrobes.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear and an ornamental fireplace.

Shower Room

Fitted with a large walk-in double shower with twin shower heads, feature tiling and glazed screen, vanity wash hand basin with storage below and tiled splashback, low flush WC, glazed window, extractor fan, ladder style towel rail/radiator and tiled floor.

Outside

To the front of the property, there is a small enclosed garden with pathway leading to the front entrance door. At the immediate rear is a covered area leading on to the main garden which has been paved for easy maintenance, enclosed by fencing for privacy and with useful outside store, tap and gazebo with retractable cover.

Property Services

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

Outgoings

Council tax band 'B'

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city along Westfaling Street, after passing Ryelands Street on your right-hand side, take the next turning right into Stanhope Street.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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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EPC Rating: D Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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