



43 ST PETERS FIELD WHITESTONE, HEREFORD HR1 3TF

Asking Price £235,000
FREEHOLD

Situated within this popular village on a modern development, a well presented two double bedroom end of terrace home offering ideal first time buyer accommodation. The property benefits from gas central heating, double glazing, downstairs W/C, driveway parking and an enclosed rear garden.

A viewing is highly recommended.



43 ST PETERS FIELD

- Two double bedrooms • Popular village location • Modern end of terrace house • Ideal for a first time buyer • Driveway parking & enclosed garden • Must be viewed!



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With wood effect flooring, ceiling light point, radiator, carpeted stairs leading up and doors leading to

Downstairs W/C

Comprising a low flush w/c, wash hand with tiled splash back, radiator, ceiling light point and double glazed window.

Kitchen

A newly fitted kitchen comprising a range of fitted wall and base units, ample work surface space with up stands, under counter space for a washing machine and tumble dryer, integrated fridge/freezer, 1 1/2 bowl sink unit, four ring gas hob with oven and cooker head over, cupboard housing the gas central heating boiler, ceiling light point and double glazed window.

Lounge/Dining Room

A spacious lounge/diner with wood effect flooring, two ceiling light points, two radiators, a large under stair storage cupboard, double glazed windows and french doors out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and doors to

Bedroom One

Situated to the rear of the property with two double glazed windows overlooking the rear garden with fitted

carpet, ceiling light point and ample space for wardrobes.

Bedroom Two

A spacious double bedroom with fitted carpet, ceiling light point, radiator, two double glazed windows to the front aspect, a useful storage cupboard and a double fitted cupboard.

Bathroom

A three piece white suite comprising a panelled bath with tiled surround and mains fitment shower head over, pedestal wash hand basin, low flush w/c, heated towel rail, central ceiling light and extractor.

Outside

To the rear there is a low maintenance rear garden with a good sized area of patio, an area of lawn, a pathway with access to the wooden storage shed and side access gate. To the front there is a double width driveway providing off road parking for two.

Agents Note

Please note the property has previously suffered from water ingress. This was a freak accident, for further information please ask the agent.

Directions

Proceed north-east out of Hereford City on the A4103 Worcester Road. After passing the Radway Bridge Garden Centre, proceed for approximately 1 mile taking the 2nd turning on the left to Whitestone and 1st right into St Peters Field.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

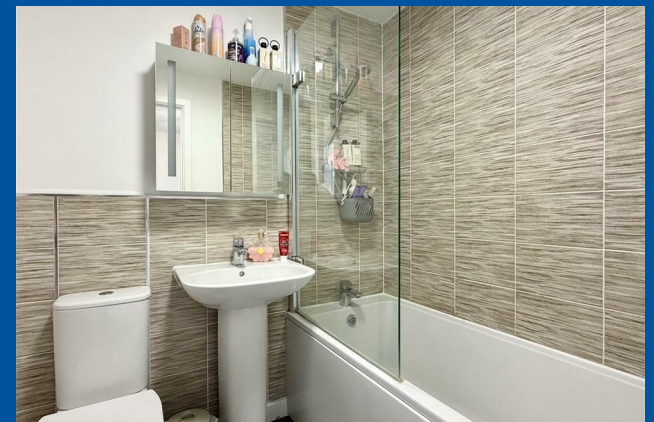
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Ground Floor

Approx. 29.9 sq. metres (322.2 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



Total area: approx. 60.1 sq. metres (646.5 sq. feet)

EPC Rating: B Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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