



40 Stanhope Street, Whitecross, Hereford, Herefordshire,  
HR4 0HB

Asking Price £225,000



## 40 Stanhope Street, Whitecross, Hereford, Herefordshire, HR4 0HB

Trivett Hicks is pleased to offer this two double bedroom property is situated in the popular residential area of Whitecross. The property has many period features throughout and has an excellent large long garden.

The area of Whitecross boasts a wealth of local amenities to include Tesco Express, public houses, hairdressers, churches, Sainsbury's supermarket, primary and secondary schools and a regular bus service to Hereford City to name but a few.

The property briefly comprises; entrance hall, living room, dining room, fitted kitchen all to the ground floor. Access by stairs leads down to the cellar with power and light. To the first floor two double bedrooms and a large bathroom with shower.

### FULL DETAILS

#### ENTRANCE HALL

Radiator, stairs to first floor, door to:

#### LIVING ROOM 10'1" x 8'11" (3.08m x 2.71m)

Sash bay window to the front aspect, double radiator, power points, feature fireplace with tiled hearth and wooden mantle over, fitted cupboard with double doors, door to:

#### DINING ROOM 10'11" x 11'11" (3.33m x 3.63m)

Radiator, power points, feature fire place with tiled hearth and wooden mantel over and double doors to the rear garden, door to:

#### FITTED KITCHEN 10'4" x 7'1" (3.16m x 2.16m)

Fitted with a matching range of base and eye level units, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for automatic washing machine, fitted electric fan assisted oven, gas hob with extractor hood over, double glazed window to the side aspect, quarry tiled flooring, power points, ceiling spotlights and door to the rear garden:

#### INNER LOBBY

From dining room, door gives access to stairs which lead down to the cellar.

#### CELLAR 11'8" x 11'9" (3.56m x 3.57m)

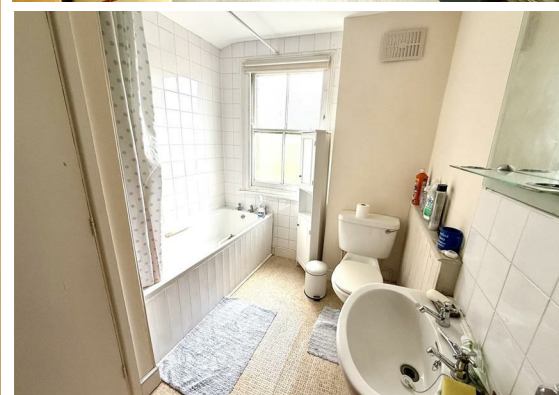
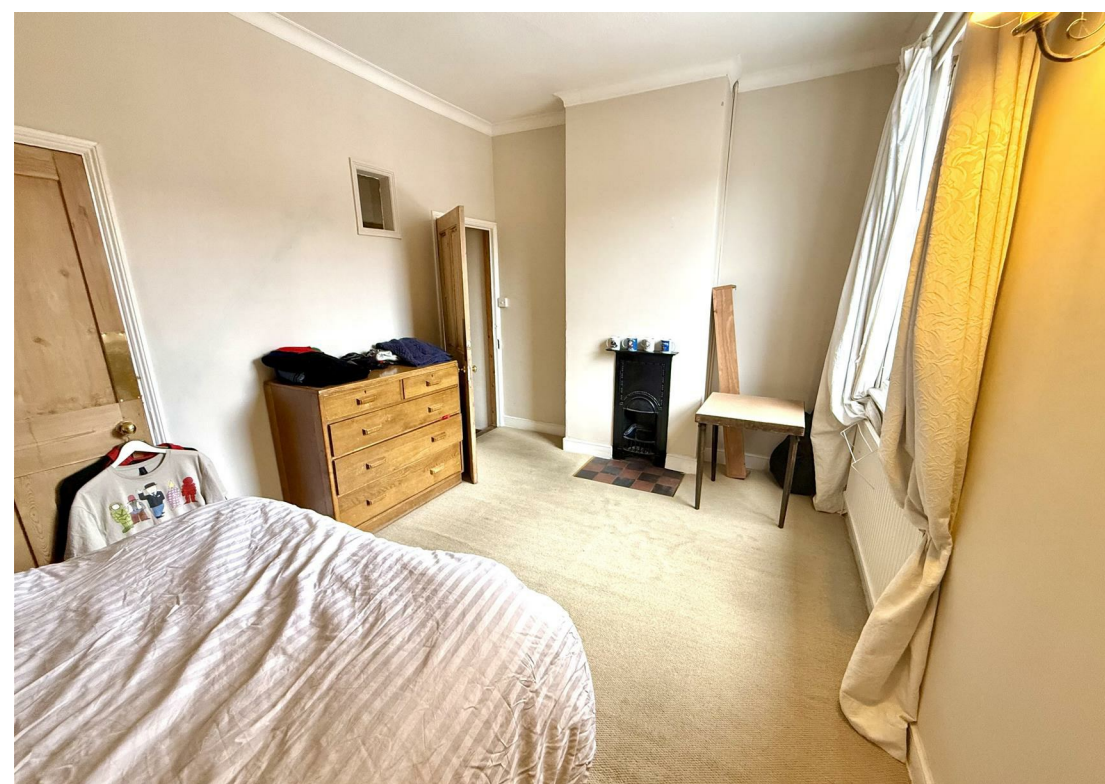
Power points & light.

#### LANDING

#### BEDROOM ONE 10'2" x 15'7" (3.11m x 4.74m)

Sash window to the front aspect, radiator, power points, feature cast iron fireplace with tiled hearth, door to:





**BEDROOM TWO 11'3" x 11'5" (3.42m x 3.47m)**  
Double glazed window to the rear aspect, radiator and power points.

**BATHROOM**  
Fitted with three piece suite comprising panelled bath with fitted Mira electric shower over, pedestal wash hand basin, tiled splashback, low-level WC, built in airing cupboard with hot water tank, shaver point, sash window to the rear aspect and radiator, door to:

**DIRECTIONS**  
Proceed out of the City Centre along Westfaling Street and turn right into Stanhope Street. The property will be found after a short distance along on the left hand side and will be seen by Trivett Hicks For Sale board.

**TO VIEW**  
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

**COUNCIL TAX**  
Band B £1988.34 2026/2027 (A reduction may be applicable for single occupancy).

**MONEY LAUNDERING REGULATIONS**  
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

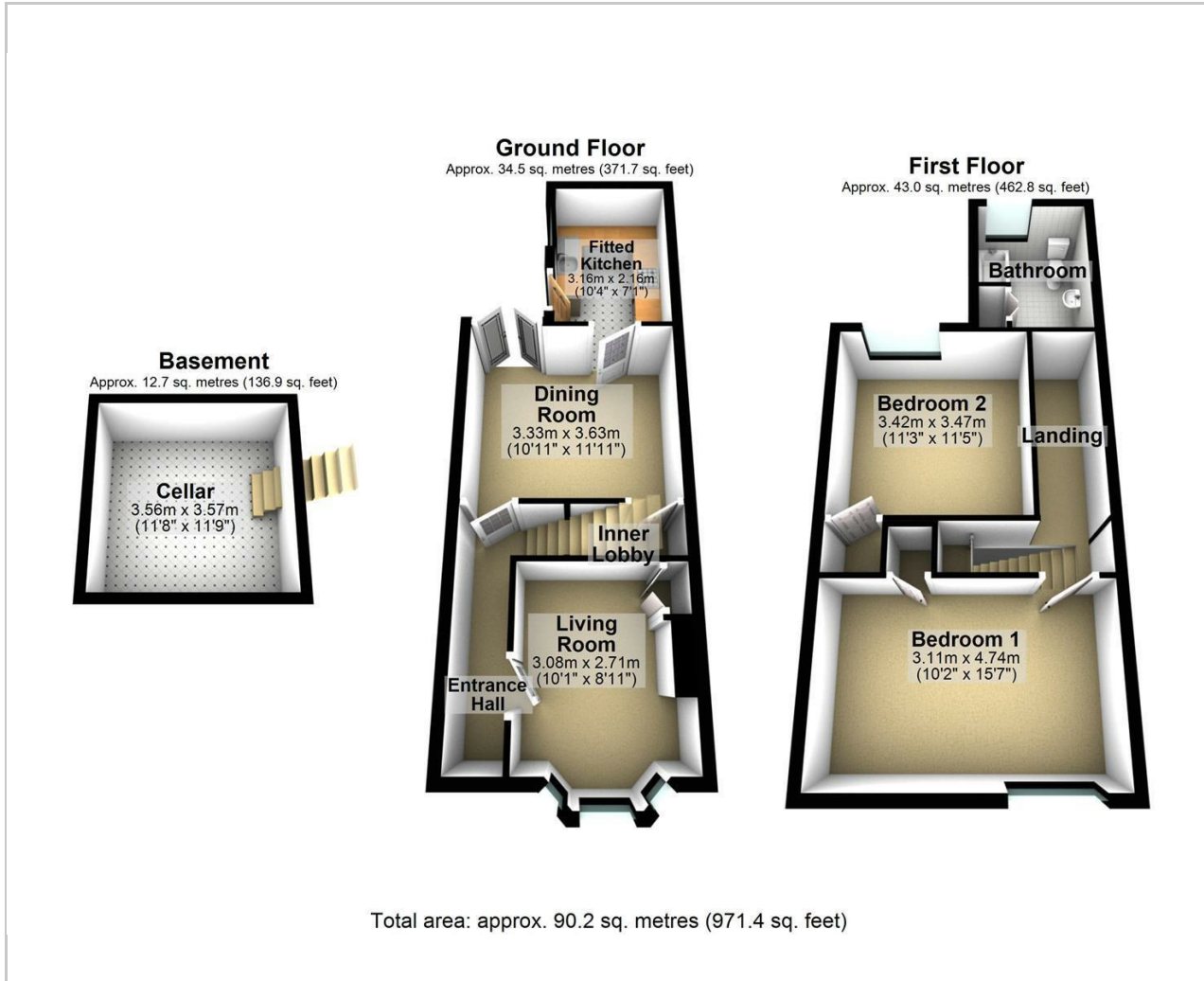
**LOCAL AUTHORITY**  
Herefordshire Council. Tel: 01432 260000.

**AGENTS NOTE**  
Neighbouring property has access across the rear of the garden.

**ADDITIONAL AGENT NOTE**  
Artificial intelligence has been used to de-clutter the rooms within the photographs on these property details.

**N.B.**  
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

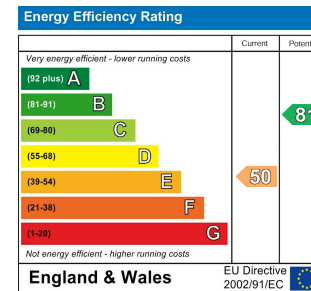
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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