



**64 SOUTH BANK**  
HEREFORD HR1 3SQ

**£189,950**  
FREEHOLD

Situated in quiet village location a 2 bedroom, mid terraced house with gas central heating, double glazing, enclosed garden and allocated parking. Ideal for first time buyer.



# 64 SOUTH BANK

- Sold with no onward chain!
- Two bedrooms
- Mid terraced house
- Ideal for a first time buyer/ investor
- Three allocated parking spaces
- Popular village location



## Ground Floor

With upvc entrance door leading into the

### Enclosed Entrance Porch

With tiled floor, ceiling light point, useful storage cupboard housing the gas meter and door leading into the

### Living Room

With wood effect flooring, ceiling light point, central heating thermostat, radiator, carpeted stairs leading up to the first floor, wall mounted fuse box, double glazed window to the front aspect and door into the

### Kitchen/Breakfast Room

Comprising matching wall and base units, ample work surface space with tiled splash backs, stainless steel sink and drainer unit, under counter space for washing machine, freestanding electric cooker with cooker hood over, wall mounted gas central heating boiler, radiator, strip light, double glazed window and door out to the rear garden.

### First Floor Landing

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

### Bedroom One

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, useful airing cupboard with fitted shelving and radiator and ample space for wardrobes.

### Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

### Shower Room

A modern fitted shower room comprising fitted shower cubicle with panelled surround and mains fitment shower head, extractor fan, low flush w/c, pedestal wash hand basin with tiled splash back, chrome heated towel rail, tiled floor and double glazed window.

### Outside

To the rear there is a small enclosed garden laid to lawn with a small stoned patio, a paved pathway provides access to a rear gate where you will access two of the three allocated parking spaces. To the front there is a further allocated parking space with a small area laid to stone for ease and low maintenance.

### 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.

### 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**

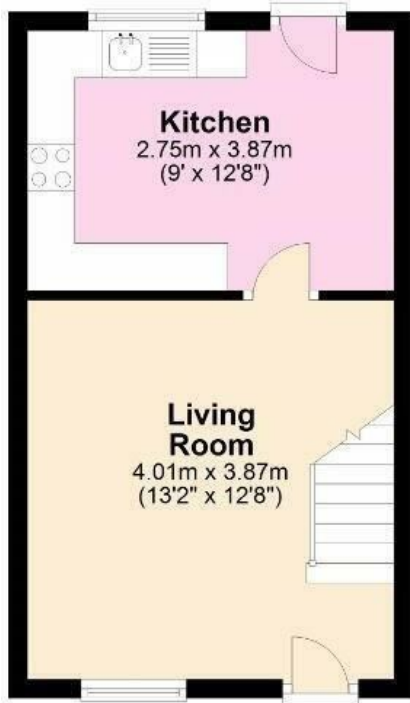
Strictly by appointment through the Agent (01432) 355455.

## **64 SOUTH BANK**



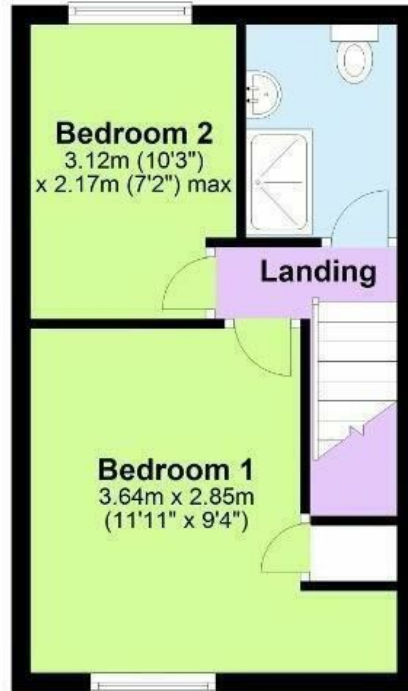
### Ground Floor

Approx. 26.6 sq. metres (285.8 sq. feet)



### First Floor

Approx. 26.6 sq. metres (285.8 sq. feet)



Total area: approx. 53.1 sq. metres (571.6 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>89</b>
(55-68) <b>D</b>		<b>74</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: C Herefordshire Council Tax Band: B**

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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

