



27 STANHOPE STREET

HEREFORD HR4 0HA

Asking Price £259,950
FREEHOLD

Peacefully situated in this well established residential location, a deceptively spacious mid-terraced house offered for sale with no onward chain. The property has the added benefit of gas central heating, double glazing, generous sized living accommodation, 3 bedrooms, converted cellar and good sized rear garden. We strongly recommend an internal inspection.



27 STANHOPE STREET

- Popular residential location • Deceptively spacious mid-terraced house • 2 Reception Rooms and Fitted Kitchen • 3 Bedrooms and Converted Cellar • Good sized rear garden • No onward chain



In more detail the accommodation comprises

Recessed Porch with partially double glazed entrance door through to

Reception Hall

With exposed floorboards, radiator, central heating thermostat, stairs to the first floor and door to

Sitting Room

With exposed floorboards, coved ceiling, radiator, double glazed window to the front aspect with blind, feature fireplace with hearth, display mantel and built-in electric fire.

Dining/Family Room

With fitted carpet, double glazed window to the rear, double radiator, ornamental fire surround and door to

Kitchen

Fitted with range of wall and base cupboards, worksurfaces with tiled splashbacks, built-in single oven and four ring gas hob, central spotlighting, single drainer sink unit with mixer tap over, tiled floor, ample worksurfaces with splashbacks, double glazed window and door to the side. Open plan access to

Utility Room

With worksurface with space and plumbing below for automatic washing machine and tumble dryer, space for fridge freezer, tiled floor, power and light points, radiator and double glazed window overlooking the rear garden with roller blind.

From the Dining/Family Room a carpeted staircase leads down to

Cellar

With approximately 6 ft head height, vinyl flooring, radiator, power and light points, recessed spotlighting, escape hatch to the front aspect and built-in store cupboard.

First Floor Landing

With fitted carpet, radiator, recessed spotlighting and door to

Bedroom 1

With fitted carpet, double radiator, double glazed windows to the front aspect with roller blinds, space for wardrobes and ornamental fire surround.

Bedroom 2

With fitted carpet, double glazed window to rear, double radiator and ornamental fire surround.

Bathroom

With suite comprising panelled bath with shower attachment over and glazed screen, low flush WC, wash hand basin with mirror fronted medicine cabinet and shaver socket over, tiled floor, double glazed window to rear, ladder style towel rail/radiator, partial panelled walling and cupboard also housing the gas central heating boiler.

From the First Floor Landing a turning carpeted staircase leads up to

Loft Room

With fitted carpet, Velux style window to rear, useful eaves store cupboards and recessed spotlighting.

Outside

To the front of the property there is a small enclosed garden with paved pathway leading to the front door.

To the immediate rear of the property there is a paved area providing the perfect entertaining space with useful outside tap and access to the main garden which is a good size, mainly laid to lawn and all enclosed by high fencing to maintain privacy. At the bottom of the garden there is a further enclosed decked area providing an extra entertaining space.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed out of Hereford City Centre on Eign Street/Whitecross Road (A438) and take the left hand turning into Ryelands Street. After a short distance turn right into Chandos Street, then take a left turn into Stanhope Street. The property can be found on the left hand side.

Viewing

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

Opening Hours

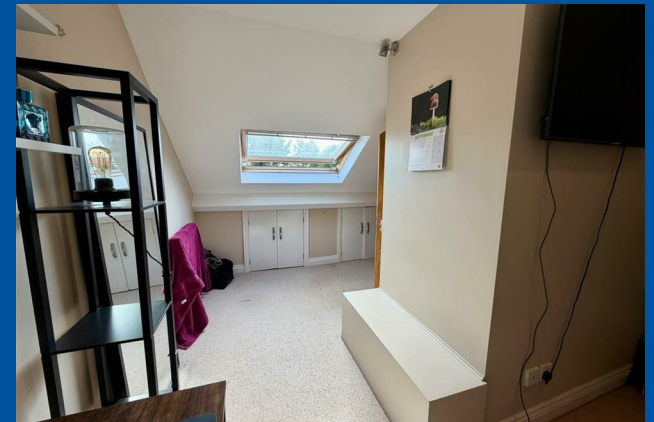
Monday - Friday 9.00 am - 5.30 pm

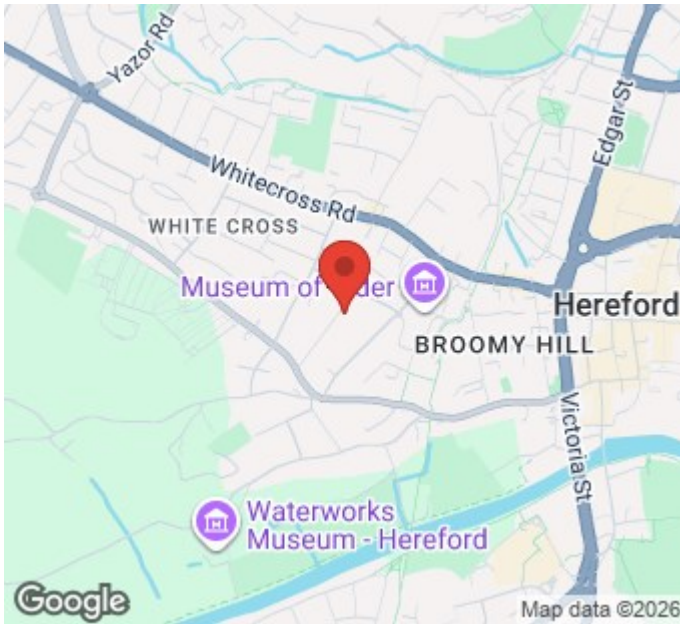
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 

EPC Rating: Hereford 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

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