



36 ST. PETERS FIELD WHITESTONE, HEREFORD HR1 3TF

£172,000
LEASEHOLD

Pleasantly situated in this popular rural location, an impressive mid-terraced house offered for sale on an 80% shared ownership scheme.

The property has the added benefit of gas central heating, double glazing, downstairs WC, 2 good-sized bedrooms, off-road parking and private rear garden. We certainly recommend an internal inspection.



36 ST. PETERS FIELD

- Popular village location
- Impressive mid-terraced house
- Open plan Living Room/Kitchen
- 2 Double Bedrooms
- 80% shared ownership scheme
- Ideal for first time buyers



The well-maintained accommodation comprises a canopy porch with entrance door through to

Reception Hall

With laminate flooring, double radiator, stairs to the first floor and door to

Open Plan Living Room/Kitchen

Living area with laminate flooring, double radiator, double glazed window to front aspect and large understairs store cupboard.

Kitchen/Breakfast Area with 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with splashbacks, vinyl flooring, double glazed window overlooking the rear garden, recessed spotlighting, built-in oven, four ring gas hob with splashback and cooker hood over, space and plumbing for washing machine, double radiator, space for upright fridge/freezer, pantry style cupboard and access to

Rear Lobby

With radiator, vinyl flooring, door to rear garden and door to

Downstairs Cloakroom

With low flush WC, pedestal wash hand basin, tiled splashback, radiator and vinyl flooring.

First Floor Landing

With fitted carpet and door to

Bedroom 1

With fitted carpet, decorative wall, two double glazed

windows to the front aspect, recess (ideal for wardrobes), built-in store cupboard/wardrobe and double radiator.

Bedroom 2

With fitted carpet, double radiator, double glazed window to the rear, access hatch to loft space and built-in wardrobe with hanging rail and shelf over.

Bathroom

With suite comprising panel bath with rainwater style shower head over and glazed screen, vanity wash hand basin with splashback and shaver point over, low flush WC, ladder style towel/radiator, recess spot lighting and extractor fan.

Outside

To the front, the property benefits from two allocated off-road parking spaces.

To the immediate rear of the property is a paved patio area providing the perfect entertaining space leading on to the garden with lawned area and well enclosed by fencing to maintain privacy. USEFUL GARDEN STORE and rear access gate.

Property Services

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

Outgoings

Water and drainage rates are payable.

Agent's Note

The property has the remainder of 125 year lease which commenced in 2018. The monthly rental charge is £135 per month payable to Platform Housing.

Any potential purchaser will be reviewed by Platform Housing who require applicants to complete an application form and affordability budget exercise.

Directions

What3Words ///puts.finalists.builder

Proceed north out of Hereford city along Commercial Road and continue to Aylestone Hill. At the roundabout at the bottom of Aylestone Hill, turn right signposted for Worcester. After approximately 2 miles, turn left into the village of Whitestone and then first right into St Peters Field.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

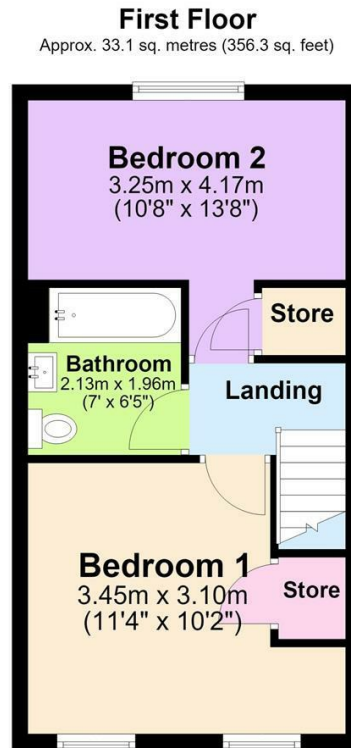
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

36 ST. PETERS FIELD





Total area: approx. 66.0 sq. metres (710.1 sq. feet)

EPC Rating: B Herefordshire Council 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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