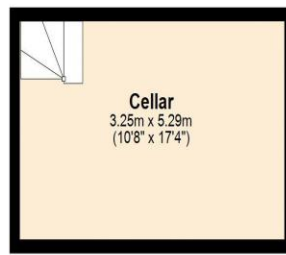
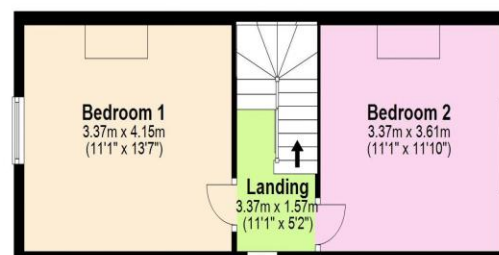


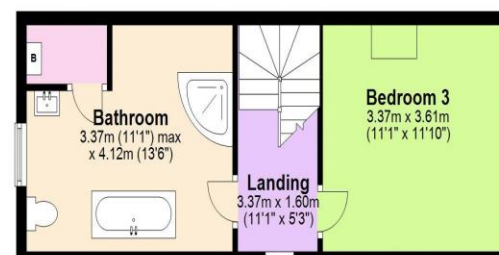
**Basement**  
Approx. 17.2 sq. metres (185.1 sq. feet)



**First Floor**  
Approx. 32.1 sq. metres (345.8 sq. feet)



**Second Floor**  
Approx. 32.1 sq. metres (345.8 sq. feet)



Total area: approx. 136.2 sq. metres (1466.1 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



**39 Stanhope Street Hereford HR4 0HA**

**£310,000**

- Recently renovated end-terraced house
- Beautifully presented throughout
- Popular residential location
- 3 Bedrooms, 3 Receptions
- Good size rear garden
- Must be viewed!

**22 Broad Street**  
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**Registered Office:** 22 Broad Street, Hereford, UK, HR4 9AP  
**VAT No.** 489 0289 02

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## 39 Stanhope Street Hereford HR4 0HA

Situated in this popular residential location, a beautifully presented 3 bedroom, 3-storey older style end-terraced property offering ideal family accommodation.

The property has the added benefit of gas central heating, a good size rear garden, useful cellar, 3 reception rooms and we highly recommend an internal inspection.

Hereford City centre is within easy reach and there is also a range of amenities available nearby including shop, church, public house, takeaway, primary and secondary schools and daily bus services.

In more detail, the accommodation comprises:-

### Ground floor

Entrance door into the

### Entrance Hall

With exposed floorboards, mat-well, carpeted stairs to the first floor, door leading down to the cellar and door into the

### Living Room

Fitted carpet, radiator, double glazed bay window with seating to the front aspect, feature fireplace with stone hearth and wooden mantel over.

### Dining Room

With exposed wooden floorboards, radiator, double glazed window to the rear aspect and feature woodburning stove with tiled hearth and exposed brickwork opening up into the

### Kitchen

Fitted with base units and wooden worksurfaces, stainless steel 1½ bowl sink and drainer, under-counter space for dishwasher and space for a free-standing fridge/freezer, space for a Range-style cooker with fitted extractor above, 2 double glazed windows to the side aspect and 2 skylights, wooden flooring and opening into the

### Family Room

Wooden flooring, 2 skylights, triple glazed French doors to the rear garden, fitted shelving and door into the

### WC/Utility

With low flush WC, wash hand-basin, heated towel rail, vinyl flooring, space and plumbing for washing machine and skylight.

### First floor

#### Landing

Fitted carpet, single glazed window, smoke alarm and doors to



#### Bedroom 1

Exposed floorboards, radiator, double glazed window

to the rear aspect and exposed brickwork.

#### Bedroom 2

Exposed floorboards, radiator, double glazed window to the front aspect, feature fireplace with exposed brickwork.

#### Second floor landing

Fitted carpet, loft hatch, smoke alarm, single glazed window and door to

#### Bedroom 3

Exposed floorboards, radiator, double glazed window to the front aspect.

#### Bathroom

Suite comprising roll-top bath, shower with rainshower head over, low flush WC, pedestal wash hand-basin, radiator, wooden flooring, double glazed window to the rear aspect and airing cupboard with fitted shelving and gas central heating boiler.

#### Outside

To the rear of the property, steps lead down to a paved patio area - perfect for entertaining with the remainder of the garden mainly laid to lawn with plants and herbaceous border and apple trees and at the end of the garden there is a raised bed/veg patch, woodstore and timber shed. The garden is enclosed by fencing and has a side access gate. To the front of the property, an iron gate takes you to a concrete pathway leading to the side access and front door. To the side of the property is a useful lean to currently housing bicycles, water but and outside tap. The remainder of the front garden is gravelled for low maintenance.

#### General information

##### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.



#### Outgoings

Council tax band B - payable 2023/24 £1712.95  
Water and drainage - rates are payable/metered supply.

#### Tenure & possession

Freehold - vacant possession on completion.

#### Directions

Proceed to the northern end of Greyfriars Bridge in Hereford City centre and turn immediately left at the traffic lights into Barton Road which continues in Breinton Road and after nearly half a mile turn right into Stanhope Street. Continue down Stanhope Street and the property is located on the right hand side, as indicated by the Agent's FOR SALE board.

#### What3words - going.losses.speeds

#### Viewing

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

#### Money laundering regulations

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 - 2.00 pm

