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51 St. Peters Field, Whitestone, Hereford, HR1 3TF

'Situated to the north of Hereford City in the well established village of Whitestone a three bedroom end of terrace home with gas central heating, double glazing, off road parking, en-suite to the master bedroom and enclosed rear garden'

£270,000 (Freehold)

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LOCATION

The property is located in the well established village of Whitestone. In the area are a range of amenities including a village shop and chip shop and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a modern three bedroom end of terrace family home with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, inner hallway, kitchen/dining room, first floor landing with access to three bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

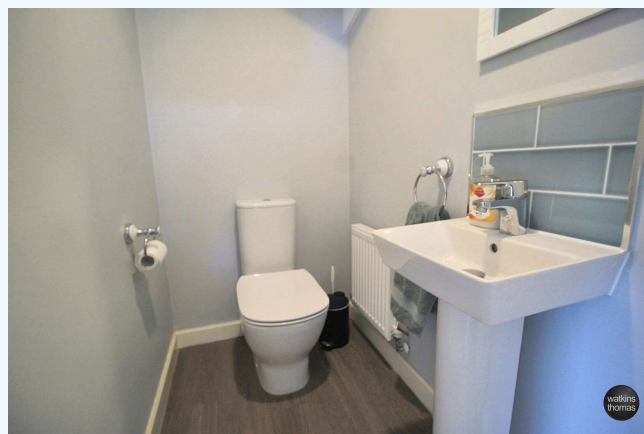
ON THE GROUND FLOOR:

Entrance Hall

Front aspect double glazed panelled entrance door leads to the entrance hall with panelled radiator, smoke alarm, laminated flooring, door to the sitting room and cloakroom.

Cloakroom

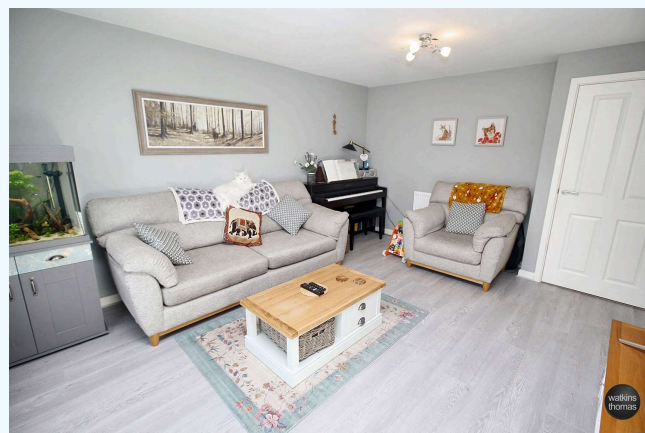
With low flush wc, pedestal mounted wash hand basin with tiled splash back, panelled radiator, extractor fan and laminated flooring.



Sitting Room

4.57m (15'0) (plus bay) x 3.58m (11'9) (maximum)

With front aspect double glazed bay window, two panelled radiators, laminated flooring, under-stairs storage cupboard, thermostat for central heating, television point and door to the inner hallway.



Inner Hallway

With smoke alarm, panelled radiator, stairs to the first floor and door to the kitchen/dining room.

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Kitchen/Dining Room

4.72m (15'6) x 3.28m (10'9) (maximum)

With rear aspect double glazed window. A range of units comprising stainless steel sink drainer with work surfaces, splash backs, base units under with matching wall units, integrated electric oven, gas hob with cooker hood over, integrated fridge freezer, plumbing and space for washing machine, integrated dishwasher, panelled radiator, under cupboard lighting, wall mounted gas central heating boiler, space for dining table and double glazed French doors to the rear garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space which is fully boarded, smoke alarm, airing cupboard and doors to bedrooms and bathroom.

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Bedroom 1

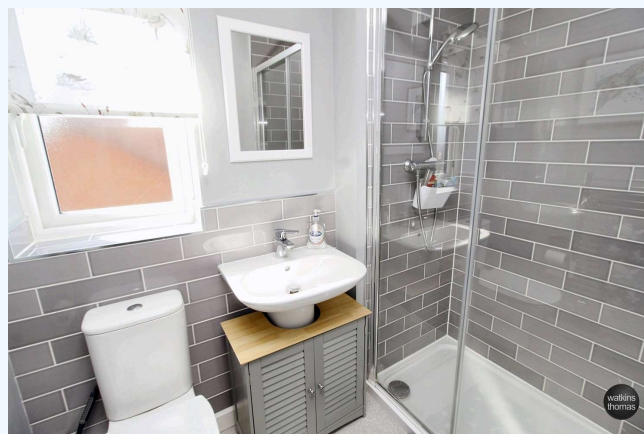
3.25m (10'8) (maximum) x 2.84m (9'4) (maximum)

With two rear aspect double glazed windows, panelled radiator, storage area with hanging rail and shelving and door to en-suite shower room.



En-Suite Shower Room

With side aspect double glazed window, shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, heated towel rail, partially tiled wall surround, extractor fan, shaver point and vinyl flooring.



Bedroom 2

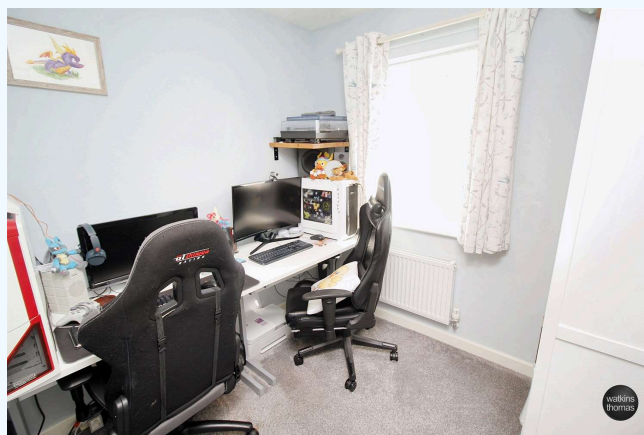
3.89m (12'9) (maximum) x 2.49m (8'2)

With front aspect double glazed window and panelled radiator.

Bedroom 3

2.29m (7'6) (maximum) x 2.16m (7'1)

With front aspect double glazed window and panelled radiator.



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Bathroom

2.16m (7'1) x 1.8m (5'11)

With side aspect double glazed window and suite comprising panel enclosed bath with mixer tap, low flush wc, pedestal mounted wash hand basin, heated towel rail, extractor fan, partially tiled wall surround and vinyl flooring.



OUTSIDE:

To the front of the property is a lawn garden with shrub border and path leading to the front door. To the side of the house a tarmac driveway provides off road parking and a side gate giving access to the rear garden.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with shrub borders and a useful garden shed. The garden is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Aylestone Hill. On reaching the roundabout take the third exit onto the Hereford to Worcester Road (A4103). Continue along the road turning left into Whitestone and immediately right into St Peters Field. After approximately 50m turn first right and the property is located on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

24th March 2025

ID40253

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

