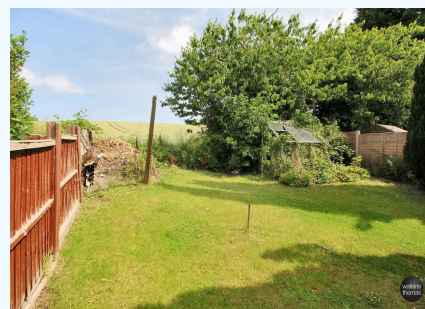




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5 South Bank, Whitestone, Hereford, HR1 3SA

'Situated to the north east of Hereford City in the popular village location of Whitestone a three bedroom semi detached family home in need of modernisation with double glazing, electric heating, off road parking and good size enclosed rear garden'

£150,000 (Freehold)

Residential Sales and Lettings

5 South Bank, Whitestone, Hereford, HR1 3SA

LOCATION

The property is located to the north east of Hereford in the popular village of Whitestone. In the neighbouring village of Withington is a local 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 three bedroom semi detached family home which is in need of complete modernisation and is of concrete construction (CASH BUYERS ONLY). The property does have the added benefit of double glazing and electric heating. The accommodation comprises entrance hall, sitting room, dining room, kitchen, first floor landing with three bedrooms and bathroom. The property also has the added benefit of off road parking and enclosed rear garden. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

With front aspect double glazed entrance door, night storage heater, stairs to the first floor, door to the kitchen and sitting room.

Sitting Room

4.42m (14'6") x 3.33m (10'11") (maximum)

With front aspect double glazed window, night storage heater and sliding door to the dining room.

Dining Room

4.42m (14'6") x 3.05m (10') (maximum)

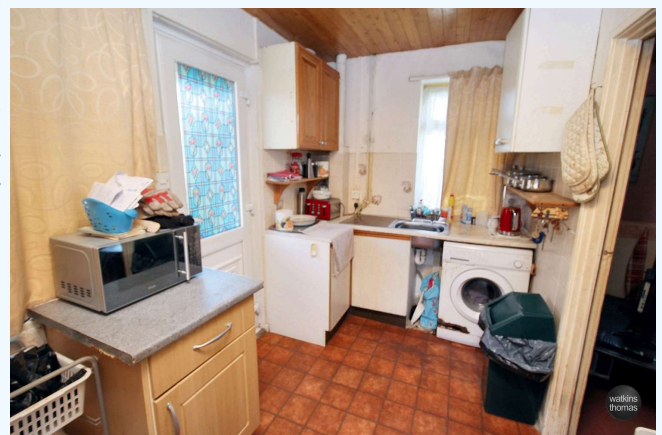
With rear aspect double glazed window, open fire with tiled surround, night storage heater and door to the kitchen.



Kitchen

3.02m (9'11") x 1.98m (6'6")

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, base units under with wall units, under-stairs storage cupboard with space for fridge freezer, space for cooker, vinyl flooring and side aspect double glazed door giving access to the garden.



ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, night storage heater, access hatch to loft space and door to bedrooms and bathroom.

Bedroom 1

4.45m (14'7") (maximum) x 3.33m (10'11") (maximum)

With front aspect double glazed window, night storage heater and storage cupboard.

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Bedroom 2

4.45m (14'7) x 3.02m (9'11)

With two rear aspect double glazed windows and night storage heater.

Bedroom 3

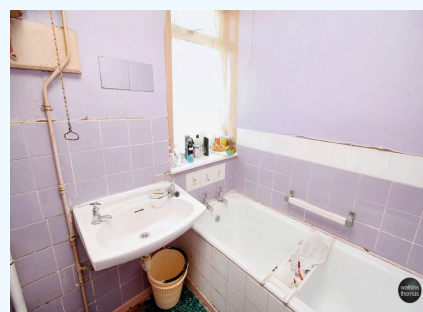
2.95m (9'8) x 2.41m (7'11) (maximum including bulk head)

With front aspect double glazed window.



Bathroom

With rear aspect double glazed window, high flush wc, pedestal mounted wash hand basin, panel enclosed bath and partially tiled wall surround.



OUTSIDE:

To the front of the property is a lawn garden area with gravel driveway. To the immediate rear of the property is a good sized lawn area with various shrub borders overlooking the local countryside to the rear.



COUNCIL TAX BAND A

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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, 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 .

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DIRECTIONAL NOTE

From central Hereford proceed out of Hereford over Aylestone Hill. On reaching the roundabout take the third exit onto the A4103 Hereford to Worcester Road. Continue along the road until reaching the village of Withington. Take the second turning left into the village of Whitestone then take the second turning on the right hand side into South Bank where the property is located on the left 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 June 2025

ID40613

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.

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.

