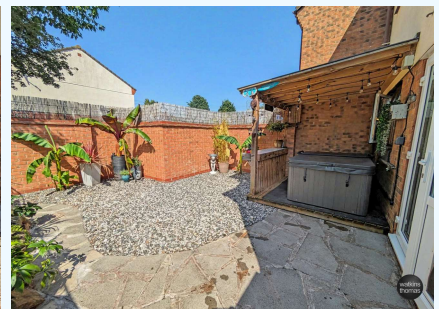




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41 Southbank, Whitestone, Hereford, HR1 2TL

'Situated to the north of Hereford City in the popular village location of Whitestone a well presented, one bedroom, back to back property with gas central heating, double glazing, off road parking, enclosed rear garden and further enclosed garden area'

£165,000 (Freehold)

Residential Sales

41 Southbank, Whitestone, Hereford, HR1 2TL

LOCATION

The subject property is situated in the popular village location of Whitestone which lies to the north east of Hereford City. The neighbouring village of Withington has a 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 well presented one bedroom, back to back home with gas central heating, double glazing, off road parking and enclosed garden. The accommodation comprises; entrance hall, sitting room, kitchen, first floor landing with access to the bathroom and bedroom.

ON THE GROUND FLOOR:

Entrance Hall

Front aspect double glazed entrance door leading to the entrance hall with mat-well and door to the sitting room.

Sitting Room

4.06m (13'4) x 2.84m (9'4)

With laminated flooring, stairs to the first floor, panelled radiator, arch to the kitchen and side aspect double glazed French doors giving access to the garden.



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Kitchen

3.15m (10'4) x 1.98m (6'6)

With side aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for cooker with cooker hood, space for fridge freezer, storage cupboard and laminated flooring.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space with pull down ladder, door to the bedroom and bathroom.

Bedroom 1

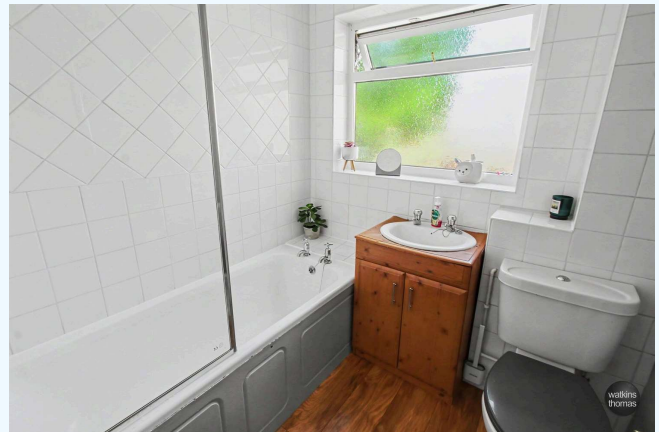
4.04m (13'3) x 2.9m (9'6)

With rear aspect double glazed window, panelled radiator, storage cupboard housing the gas central heating boiler and further radiator.

Bathroom

1.96m (6'5) x 1.96m (6'5)

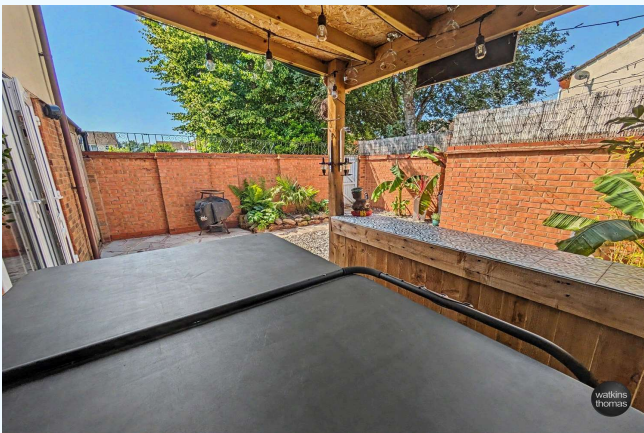
With side aspect double glazed window, suite comprising panel enclosed bath with vanity wash hand basin, low flush wc, panelled radiator, fully tiled wall surround and laminated flooring.



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OUTSIDE:

To the side of the property is a landscaped garden with covered seating area ideal for a hot tub and bar area. Useful STORAGE SHED, patio with gravel borders and side gate giving access to the parking space and further enclosed garden which is laid to gravel with double gates to the front and single gate to the rear with a useful STORAGE SHED and is enclosed by hedging and fencing.



COUNCIL TAX BAND A

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.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along Aylestone Hill, proceed over the hill to the roundabout and take the third exit onto the A4103 Hereford to Worcester road. Continue along this road passing through the village of Withington and turn left into Whitestone. Take the second turning on the right hand side into Southbank and first right, then take first left and the property can be found in the cul-de-sac 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.

1st July 2026

ID43234

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 C. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	72 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.

