



64 South Bank, Hereford, HR1 3SQ

Offers in excess of £170,000

Situated in the popular residential area of Whitestone, this well-presented two-bedroom end-terrace home offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors. The property provides well-proportioned accommodation across two floors, including a bright living room, modern fitted kitchen, two bedrooms and a contemporary shower room. Benefitting from its end-terrace position, the home also offers additional privacy and outdoor space, all within easy reach of Hereford city centre, local amenities, schools and transport links.

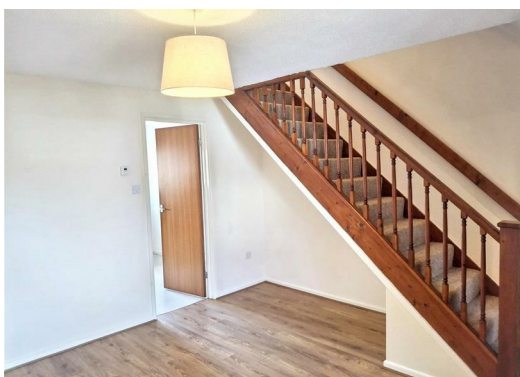
Accommodation -

The ground floor comprises a welcoming entrance hall leading to a generous living room with plenty of natural light, alongside a fitted kitchen with space for everyday dining and access to the rear garden.

To the first floor are two bedrooms, including a spacious principal bedroom and a second bedroom suitable as a guest room, nursery or home office. A shower room completes the first-floor accommodation.

Exterior -

The property benefits from a private rear garden, providing a pleasant outdoor space for entertaining, gardening or simply enjoying the warmer months. The property also benefits from allocated parking for multiple vehicles.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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