

Caldicott Property Lettings and Management Ltd
19 School Lane, Leominster

Herefordshire, HR6 8AA

Tel: 01568 616004



For Sale

Westfaling Street, Hereford £225,000

This well-presented 2-bed home on Westfaling Street offers spacious living with lounge, dining room, kitchen, downstairs WC,

- Terraced
- 2 Beds + 1 Reception
- 1 Bathroom
- Shower over bath
- Separate WC

- Energy Rating : D
- Council Tax Band B
- No special accessibility
- Driveway Parking
- Bath Only

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Westfaling Street, Hereford, Herefordshire HR4 0JD

Nestled in a sought-after residential area, this well-presented twobedroom home at 43 Westfaling Street offers comfortable and convenient living within easy reach of Hereford's local amenities, schools, and transport links.

Step through the porch into a bright and airy lounge, ideal for relaxing or entertaining guests. The layout flows seamlessly into a separate dining room, perfect for family meals or gatherings. The kitchen sits to the rear, along with a handy downstairs toilet for added convenience.

Upstairs, you'll find two good-sized bedrooms and a modern family bathroom complete with a shower over the bath. The property also boasts a large cellar, offering excellent storage or potential for further use.

Outside, enjoy a generous rear garden-ideal for outdoor dining, gardening, or simply soaking up the sun.

Further benefits include gas central heating and a location just moments from shops, schools, and public transport, making this an ideal home for first-time buyers, small families, or investors.

## >> Key Features

- Terraced
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- Shower over bath
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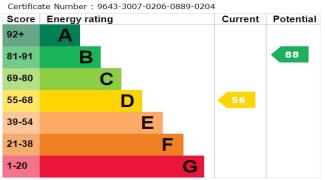
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## **Room Dimensions**

Bedroom 1	12.1x 10.4ft ( 3.7m x	3.1m)
Living Room	10.4x 12.3ft ( 3.1m x	3.7m)
Dining Room	12.3x 10.4ft ( 3.7m x	3.1m)
Kitchen	8.0x 7.0ft ( 2.4m x	2.1m)
Bedroom 2	12.1x 10.4ft ( 3.7m x	3.1m)
Bathroom	7.9x 6.7ft ( 2.4m x	2.0m)
Separate Wc	4.3x 2.8ft ( 1.3m x	0.8m)
Cellar	15.1x 12.3ft ( 4.6m x	3.7m)

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Caldicott Property Lettings and Management Ltd cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.

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