

for sale

£220,000



## Westfaling Street Hereford HR4 0JD

This wonderful mid-terrace home is being sold with NO ONWARD CHIAN and is conveniently located just outside Hereford City Centre. Its central location provides easy access to Hereford's amenities, making it a wonderful opportunity for those seeking a blend of tradition and contemporary living.



# Westfaling Street Hereford HR4 0JD

## Approach

On street parking with steps leading to the front door with walls to the boundary's. Door to the front gives access to:

## Entrance Hall

Double glazed door to front, central heating radiator, stairs to the first floor landing, wood flooring, ceiling light point and doors leading to:

## Lounge

11' 3" x 9' 5" Max ( 3.43m x 2.87m Max )

Bay window to front elevation, central heating radiator, wood flooring, coving and light point to ceiling.

## Kitchen/dining Room

14' 2" + Recess x 9' 11" ( 4.32m + Recess x 3.02m )

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, space cook cooker with cooker hood over, plumbing for washing machine and space for fridge freezer, central heating boiler, central heating radiator, ceiling light point, window to rear elevation, tiled flooring and door to the rear which gives access to the rear garden.

## Cellar/ Bedroom

15' 2" x 10' 4" ( 4.62m x 3.15m )

Window to front elevation, lots of storage space, spot lights to ceiling and power points.

## First Floor Landing

Loft access, ceiling light point and doors leading to:





## Bedroom One

13' 3" x 11' 3" ( 4.04m x 3.43m )

Bay window to front elevation with slash windows, built in wardrobes, wood flooring, central heating radiator and ceiling light point.

## Bedroom Two

7' 6" Max x 9' 11" ( 2.29m Max x 3.02m )

Slash windows to rear elevation, wood flooring, central heating radiator and ceiling light point.

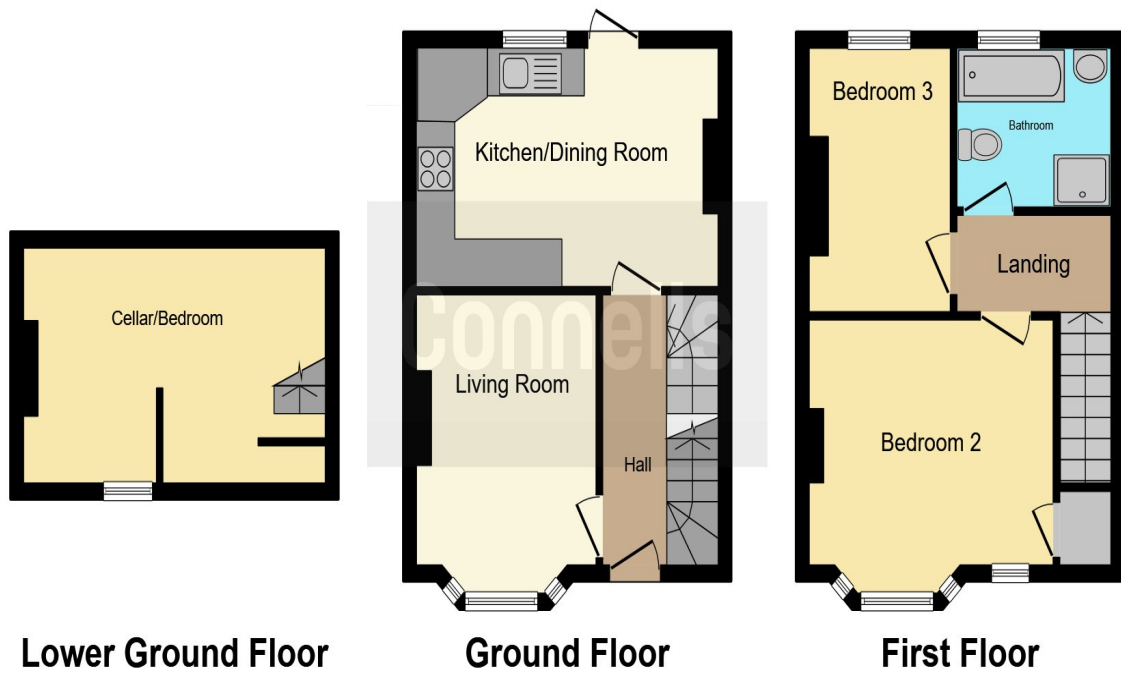
## Bathroom

Slash windows to rear elevation, bath with mixer taps, separate shower cubicle, wash hand basin, low level W.C, part tiling to walls and tiled flooring with ceiling light point.

## Rear Garden

This great size rear garden has a slab paved patio area perfect for entertaining guest leading to a large lawn great for growing families to enjoy. With fencing to the borders and a side gate giving access back to the front of the home.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HER314381 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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