

for sale

£250,000



Westfaling Street Hereford HR4 0JF

This well presented three bedroom home offers ideal family living space, off road parking and is conveniently situated within walking distance to the City Centre. Offered for sale with no onward chain!

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Approach

Dropped curb giving access to a gated, slab paved driveway with lawn alongside. A further gate leading down the side of the property gives access an electric car charging point and leads to the rear garden.

Entrance Hall

Double glazed window to side, ceiling light point, radiator, stairs to first floor landing and doors leading to:

Lounge

12' 4" Max x 14' 3" Max (3.76m Max x 4.34m Max)

Double glazed window to front, ceiling light point, two wall light points and radiator.

Kitchen/Diner

8' 11" x 14' 2" (2.72m x 4.32m)

Fitted wall and base units with roll top work surfaces over, one bowl sink and drainer, spaces for oven/hob with cooker hood over and fridge/freezer, double glazed window to rear, radiator, ceiling light point and side door leading to rear garden.

Plumbing for washing machine located in utility cupboard.

Cloakroom

Low level w/c, ceiling light point, central heating radiator, central heating boiler and double glazed obscured window to side.



Landing

Double glazed window to side elevation, ceiling light point, loft hatch and doors giving access to:

Bedroom One

10' 8" x 12' 10" (3.25m x 3.91m)

Double glazed window to front elevation, ceiling light point, radiator and built in wardrobes.

Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m)

Double glazed window to rear elevation, ceiling light point and radiator.

Bedroom Three

8' 5" x 8' 11" (2.57m x 2.72m)

Double glazed window to front elevation, ceiling light point, radiator, built in storage space. Stair bulk head restricting floor space.

Bathroom

Modern white suite briefly comprising; w/c, wash hand basin, bath with shower overhead, two ceiling light points, radiator and double glazed obscured windows to the rear and side elevations.

Rear Garden

The private rear garden features a charming blend of paved patio and a well-maintained lawn, enclosed by sturdy fencing along the borders. Convenient side access to the front of the property enhances the overall functionality of the outdoor space.





Ground Floor



First Floor

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: HER315630 - 0002

Tenure: Freehold

EPC Rating: D

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