



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## 27 Whittern Way, Tupsley, Hereford, HR1 1PE

*'Situated to the north east of Hereford City Centre, in the favoured Tupsley residential district near higher educational establishments, a 3 bedroom, inner terrace home which is centrally heated and double glazed.'*

**£210,000 (Freehold)**

# 27 Whittern Way, Tupsley, Hereford, HR1 1PE

## LOCATION

Whittern Way is located to the north east of the city centre in the favoured Tupsley district. Nearby there is a short parade of shops and educational establishments. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with both bus and railway stations.

## DESCRIPTION

This inner terraced established home is centrally heated and double glazed. On the ground floor there is an entrance hall with a door to the kitchen and a door to the living room with a dining room off, which has sliding doors that open to and overlook the rear garden. On the first floor there is a landing, 3 bedrooms and a bathroom.

In more detail the accommodation comprises;

## ON THE GROUND FLOOR:

### Entrance Porch

With double glazed door with adjacent double glazed window to;

### Reception Hall

3.51m (11'6") x 1.52m (5')

With stairway, dado rail, coved ceiling, radiator, wood laminate flooring, door to under stair cupboard and wall mounted thermostat. Door to kitchen and door to;

### Living Room

4.39m (14'5") x 3.4m (11'2")

With a double glazed window to the front with vertical blinds, coved ceiling, wall light points and having an arched opening to;



### Dining Area

3.05m (10') x 2.29m (7'6")

With double glazed sliding patio door opening to and overlooking the rear garden.



### Kitchen

3.23m (10'7") x 2.21m (7'3")

With a double glazed door to the rear and having fitted base cupboard and drawer units, tiled walls, eye level cabinets and double cupboard in which the wall mounted gas fired boiler is housed, which provides central heating and domestic hot water. Single drainer sink unit with mixer tap, recess for cooker and recess and plumbing for washing machine.

# 27 Whittern Way, Tupsley, Hereford, HR1 1PE

## ON THE FIRST FLOOR:

### Landing

With dado rail, wall mounted thermostat and with doors to;

### Bedroom 1

3.45m (11'4) x 3.1m (10'2)

With a double glazed window with vertical blind at the rear. Radiator, shower cubicle with tiled walls and an electric shower unit and door to a linen cupboard with fitted shelves.



### Bedroom 2

3m (9'10) x 2.24m (7'4)

With coved ceiling, radiator and curtained cupboard with hanging rail. Access hatch to loft space.

### Bedroom 3

3m (9'10) x 2.08m (6'10)

With a double glazed window to the front with vertical blind, coved ceiling, radiator and over stair cupboard with hanging rail.

### Bathroom

1.88m (6'2) x 1.83m (6')

With white suite comprising of bath with shower mixer tap attachment, two taps, low level wc, vanity wash basin with cupboards below, tiled walls, double glazed window and radiator with cover.



# 27 Whittern Way, Tupsley, Hereford, HR1 1PE

## OUTSIDE:

At the front of the property there is a pedestrian gateway and concrete path from Whittern Way which leads to the front door. The pathway is flanked by garden areas which can be described as hard landscaped and are patio crazy paved and stoned. Boundaries are formed in privet hedging.

At the rear of the property there is a garden area which is approximately 30ft long x 18ft wide. The garden area is hard landscaped and has raised planted beds and borders. There are also two sheds within the garden area (4ft 10" x 8ft and 4ft 10" x 2ft 10"). The garden area is part enclosed by a mix of timber fencing and pierced block walling. In the rear boundary there is a gateway to what are understood to be car parking facilities which can be made available on licence.



## Parking

To the rear of the property there is a council owned car parking area. A permit from the council can be obtained in order to make use of this facility. At the front of the property there is street parking available by the obtaining of a council permit.

## COUNCIL TAX BAND B

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.

## VIEWING

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

## DIRECTIONAL NOTE

From central Hereford proceed along Commercial Road and enter Aylestone Hill. At the summit of Aylestone Hill take the second exit off the roundabout and enter Folly Lane. Proceed past the colleges, to the traffic lights, and turn left into Whittern Way where Number 27 will be identified on the left 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

22nd July 2024

ID38911

## 27 Whittern Way, Tupsley, Hereford, HR1 1PE

### 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.

### 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.