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## 247 Westfaling Street, Whitecross, Hereford, HR4 0JQ

*'Situated to the north west of Hereford City a well presented, three bedroom, mid terrace family home with gas central heating, double glazing, off road parking and enclosed rear garden'*

**£245,000 (Freehold)**

## 247 Westfaling Street, Whitecross, Hereford, HR4 0JQ

### LOCATION

The property is set in the well established residential location of Whitecross which is located to the north west of Hereford City. In the area are a range of amenities including shops, public house, church and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

The subject property is a well presented, three bedroom, mid terrace family home with gas central heating, double glazing, off road parking, enclosed rear garden with the accommodation comprising entrance hall, sitting room, dining room, kitchen, utility area, first floor landing with access to three bedrooms, bathroom and separate wc. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Canopy Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

##### Entrance Hall

With two front aspect double glazed windows, smoke alarm, panelled radiator, telephone point, stairs to the first floor and door to the sitting room.

##### Sitting Room

3.61m (11'10) x 3.07m (10'1)

With front aspect double glazed window, laminated flooring, panelled radiator, television point and access to the dining room.





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### Dining Room

2.87m (9'5) x 2.67m (8'9)

With rear aspect double glazed window, panelled radiator, laminated flooring, thermostat for the central heating and door to the kitchen.



### Kitchen

4.42m (14'6) x 2.21m (7'3) (minimum) (widening to 10'4 maximum)

With rear aspect double glazed window, a range of units comprising stainless steel 1½ bowl sink drainer unit with work surfaces, splash back, base units under with matching wall units, space for cooker, space for upright fridge freezer, plumbing and space for washing machine, plumbing and space for dishwasher, rear aspect double glazed door to the garden and access to the utility room.



### Utility Room

2.18m (7'2) x 1.8m (5'11)

With front aspect double glazed door, space for tumble dryer, larder cupboard, wall units and tiled flooring.

### ON THE FIRST FLOOR:

#### Landing

With smoke alarm, airing cupboard housing the Vaillant gas central heating boiler, doors to bedrooms, bathroom and separate wc.



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### Bedroom 1

3.66m (12'0) 10 x 3.07m (10'1) (minimum)

With front aspect double glazed window, built-in single wardrobe and panelled radiator.



### Bedroom 2

3.63m (11'11) x 2.69m (8'10)

With front aspect double glazed window, panelled radiator, access hatch to loft space and built-in shelving.

### Bedroom 3

2.72m (8'11) (maximum) x 2.26m (7'5)

With rear aspect double glazed window, laminated flooring, panelled radiator and built-in wardrobe.



### Bathroom

With rear aspect double glazed window with suite comprising panel enclosed bath, mixer tap with shower attachment and rainwater shower head, vanity wash hand basin, heated towel rail, partially tiled wall surround and vinyl flooring.



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### Separate Wc

With rear aspect double glazed window, low flush wc and vinyl flooring.

### OUTSIDE:

To the front of the property is a block paved driveway. To the immediate rear of the property is a patio with steps leading to the main garden which is laid to lawn. To the rear of the lawn area is a storage shed and steps give access to a raised, decked seating area. The garden is enclosed by fencing to provide a degree of privacy.



### 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 out of Hereford along Barton Road. Continue into Westfaling Street, follow the road to the roundabout and take the second exit continuing along Westfaling Street where the property is located on the right 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).

**1st October 2024**

ID39266



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### 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.

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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### 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.

