

# 10 WHITTERN WAY

£235,000

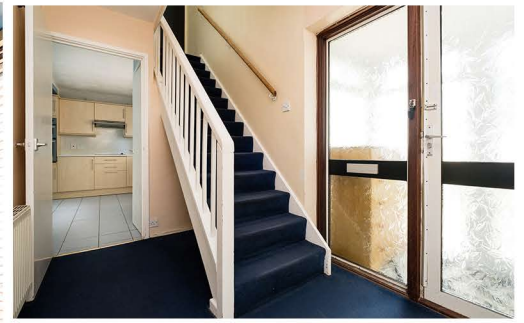


“A great home in a popular area”

Hereford, Herefordshire

Situated in a prime residential location and within walking distance of Hereford City centre, this 3-bedroom property has permit parking, a south-facing garden, large living room and offers great potential to turn into a superb family home or investment property.

- Great potential
- No onward chain
- Permit parking
- South-facing garden
- Perfect family home
- Investment property potential



With generous accommodation as well as double-glazing and gas central heating, 10 Whittern Way offers a great opportunity for a new owner to add their own, personal stamp to the property by simply refreshing the decoration and transforming it into a beautiful home.

The property is entered via an enclosed front porch: a perfect space for storing shoes and hanging coats; this links into the spacious reception hallway, which connects directly through to the kitchen and also has stairs to the first floor as well as a door leading into the sitting room. The spacious sitting room is situated at the rear of the property and has patio doors which lead out to the garden.

The L-shape kitchen has both floor and wall cabinets and offers plenty off storage space and countertop workspace for preparing food. The kitchen sink overlooks the front of the property and there is a waist-height oven. The rear of the kitchen has a door leading out into the garden.

Upstairs, a central landing connects all of the rooms and is well-lit courtesy of a front-facing window. The master bedroom is large, has built-in storage and overlooks the rear garden. The second bedroom is also a double and benefits from built-in storage. The third bedroom is a single and overlooks the front of the property. All three bedrooms are served by the family bathroom which has an over-bath shower, a shower screen, WC and wash-hand basin.

**Outside:** there is a large hard-standing area at the front of the property as well as on-road permit parking as well as a permit to park in a neighbouring car park.

A side access path leads around to the rear of the property. There is a seating area, covered storage lean-to, good-size lawn and garden shed. The garden is south-facing: catching sun throughout the day - a perfect spot for summer barbecues.





**Area:** Whittern Way is a popular residential area, within walking distance of Hereford City centre. There are convenience stores, takeaways and bus stops close at hand. For those who enjoy green spaces, Tupsley Park, Broadlands Nature Reserve and Lugg Meadow are all within easy reach. Hereford Sixth Form, Herefordshire College and Hereford College Of Arts, Aylestone School and Broadlands Primary School are all, also, nearby.

**At a glance:**

Bedrooms: 3  
 Tenure: Freehold  
 Council Tax Band\*: B  
 Heating: Radiators; Gas  
 Services: Mains electricity, water, gas, drainage  
 Service charges: Nil  
 Covenants: None known  
 Broadband: Yes\*\*

\* correct as of instruction date | Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.