



45 WESTFIELD STREET
HEREFORD HR4 9PJ

Asking Price £269,950
FREEHOLD



45 WESTFIELD STREET

- Older style semi detached house
- Popular residential location
- Three bedrooms, open plan lounge/dining room
- Ideal for a first time buyer/family
- Must be viewed!
- Gas central heating & double glazing



Ground Floor

With entrance door leading into the

Entrance Porch

With tiled floor, double glazed window to the front aspect, space for coat and shoe storage and a door leading into the

Lounge/Dining Room

A spacious open plan lounge/dining room with wood effect flooring throughout, double glazed window to the front, two ceiling light points, two radiators, carpeted stairs leading up, double glazed french doors leading out to the garden and wood burning stove with feature brick surround and hearth with wooden mantle over. A door leads from the dining space to the

Kitchen/Breakfast Room

A modern fitted kitchen/breakfast room comprising a range of fitted wall and base units with ample work surface space over, a freestanding island with breakfast bar, fitted appliances include a five ring gas hob with cooker hood over and oven and microwave below, Belfast sink with tiled splash back, integrated dishwasher, space for a freestanding fridge/freezer, under counter space for a washing machine and tumble dryer, recess spotlights, a double glazed window and door to the garden, tiled flooring, radiator and useful storage cupboard.

First Floor Landing

With fitted carpet, ceiling light point, useful storage cupboard, loft hatch and doors to

Bedroom One

A spacious main bedroom with exposed wood flooring, feature fireplace with tiled hearth, fitted double wardrobe, radiator, ceiling light point and double glazed window to the front aspect.

Bedroom Two

A second good sized double with part panelled wall, radiator, fitted carpet, ceiling light point and double glazed window overlooking the rear garden.

Bedroom Three

A single bedroom or ideal home office/dressing room with fitted carpet, ceiling light point, radiator, double glazed window and useful storage cupboard with fitted shelving.

Bathroom

A three piece suite comprising a feature roll top bath with claw feet, there is a tiled surround and mains fitment shower head over, pedestal wash hand basin with tiled splash back, low flush w/c, chrome heated towel rail, tiled floor and double glazed window.

Outside

To the side there is a good sized landscaped garden perfect for entertaining with a good sized paved patio area, a good sized area of lawn and an area of stone with double gates for off road parking. There is a useful wooden storage shed and the garden is enclosed by a mix of fencing and brick walling. To the front, there is a small courtyard accessed via an iron gate enclosed by

brick walling with access to the front porch and side access gate.

Directions

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

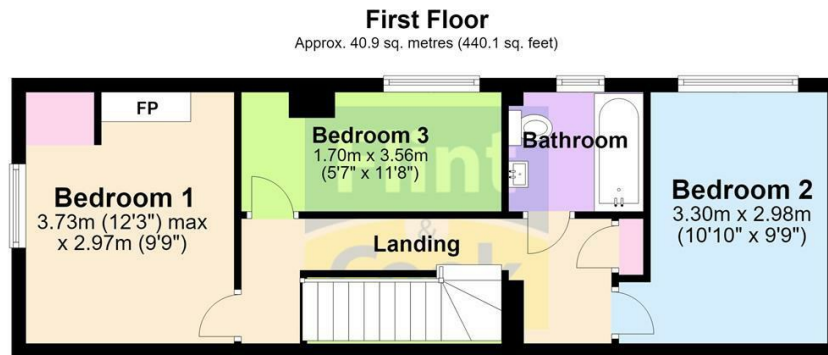
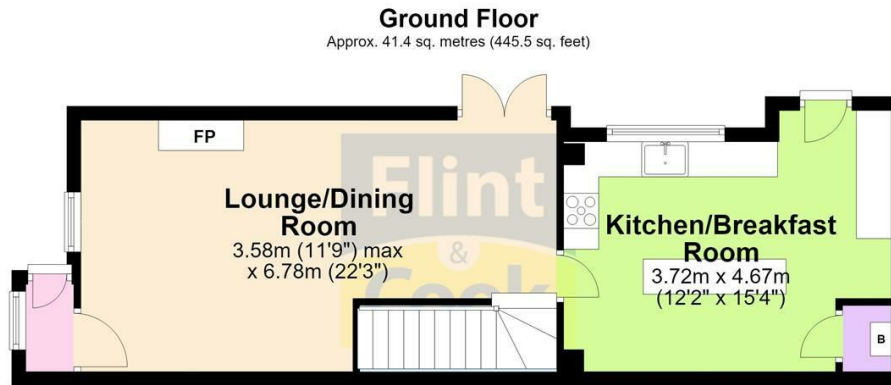
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

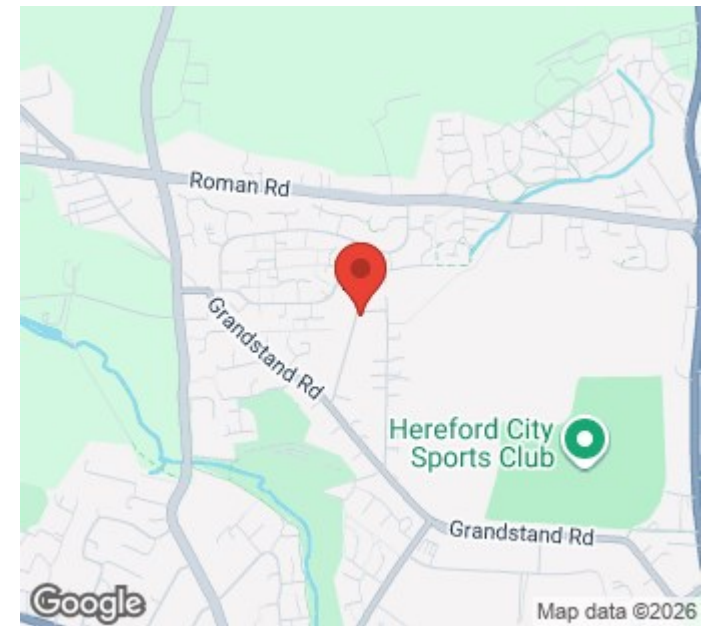
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Total area: approx. 82.3 sq. metres (885.5 sq. feet)

EPC Rating: D Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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