



**174 WHITTERN WAY**  
TUPSLEY, HEREFORD HR1 1PG

**£239,950**  
FREEHOLD

Situated in a popular residential location, an immaculately presented 3-bedroom end-terrace house with gas central heating, double glazing, driveway parking and a lovely enclosed garden. Ideal for first-time buyers. No onward chain.



# 174 WHITTERN WAY

- Popular residential location
- Three bedroom end terraced house
- Gas central heating & double glazing
- Driveway parking & enclosed garden
- Ideal for first time buyers/families
- Sold with no onward chain!



## Ground Floor

With double glazed sliding doors leading into the

## Entrance Porch

With tiled floor, double glazed windows to the front and two double glazed doors leading into the entrance hall and utility.

## Entrance Hall

With part porcelain tiled floor, part carpeted, stairs leading up to the first floor, ceiling light point, radiator, under stair storage cupboard and doors into the living room and kitchen.

## Living Room

With fitted carpet, central ceiling light, large double glazed window to the front aspect, electric fireplace with feature stone surround, upright radiators and large archway leading into the

## Dining Room

With fitted carpet, ceiling light point, radiator, door into the kitchen and double glazed sliding doors into the living room.

## Conservatory

With fitted carpet, two wall lights, radiator, power points, double glazed windows and sliding doors out to the rear garden.

## Kitchen

Fitted with a modern range of wall and base units with ample work surface space over and tiled splash backs, stainless steel sink and drainer unit, freestanding

cooker with gas hob and electric oven below, integrated washing machine, space for a freestanding fridge/freezer, double glazed window, radiator, door back into the entrance hall, door into the utility area and door to the rear porch.

## Utility Area

With fitted wall and base cupboards, under counter space for a tumble dryer, tiled floors wall mounted fuse box, door to the front porch.

## Rear Porch

With tiled floor, double glazed windows and door out to the rear garden.

## First Floor Landing

With fitted carpet, smoke alarm, ceiling light point, airing cupboard housing the gas central heating boiler and doors to

## Bedroom One

A spacious main bedroom with fitted carpet, ceiling light point, radiator, double glazed window to front, built in storage cupboard and built in wardrobes with sliding doors.

## Bedroom Two

Another spacious double with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and built in storage cupboard.

## Bedroom Three

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and built in storage cupboard.

### Bathroom

Comprising panelled bath with electric shower over and tiled surround, wash hand basin, radiator, ceiling light point and double glazed window.

### Toilet

With low flush w/c, ceiling light point and double glazed window.

### Outside

To the rear a fantastic low maintenance garden laid mostly to patio with an area of artificial turf with an array of plants and shrubbery. There is a useful brick built shed, a side and rear access gate and the garden is enclosed by fencing. To the front a block paved driveway providing off road parking for several cars, part enclosed by hedging with a useful side access gate.

### Directions

Proceed north out of Hereford City along Commercial Road, continuing over the railway bridge to Aylestone Hill. At the mini roundabout turn right into Folly Lane and then take the 1st left onto Whittern Way and after approximately half a mile, the property is situated on the right hand side.

### 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.

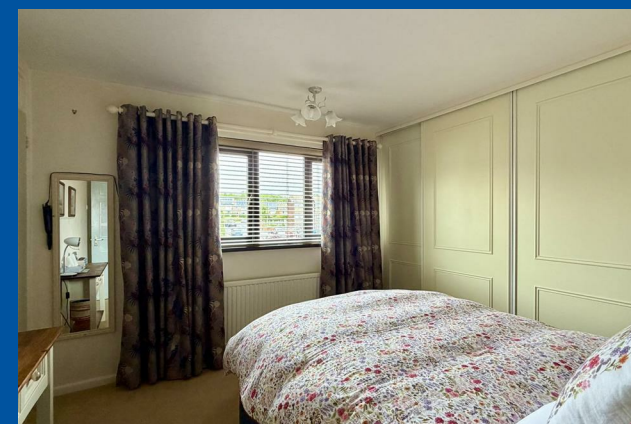
### Tenure & Possession

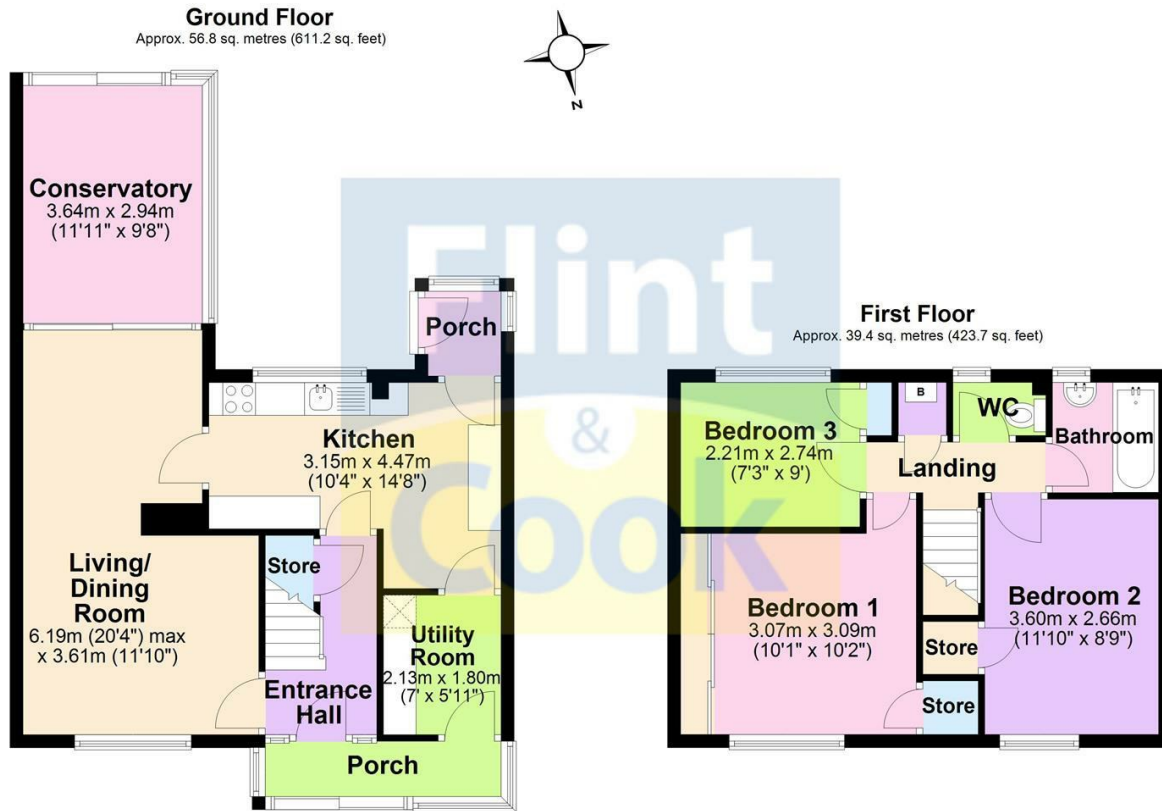
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## 174 WHITTERN WAY





Total area: approx. 96.1 sq. metres (1034.8 sq. feet)

**EPC Rating: C    HEREFORD Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>86</b>
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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