



24 Westfield Street, Hereford, HR4 9PJ

Asking Price £299,995



## 24 Westfield Street, Hereford, HR4 9PJ

Trivett Hicks is pleased to offer this well presented three bedroom semi detached property, which is situated to the northern side of Hereford city in the popular area of Westfields.

Local amenities include post office stores, public house/restaurant, Hereford Racecourse, supermarkets and a regular bus service to the city centre.

The property comprises entrance hall, living room, dining room, conservatory, fitted kitchen, utility room and separate WC all to the ground floor. To the first floor three bedrooms, two being double and a family bathroom with shower.

The property benefits from gas central heating, large extensive rear garden, off road parking and garage.

### FULL DETAILS

#### PORCH

Obscure door, door to:

#### ENTRANCE HALL

Leaded glazed obscure door, stairs to the first floor, door to:

#### LIVING ROOM 12'0" x 10'11" (3.67m x 3.33m)

Double glazed bay window to the front aspect, radiator, power points, picture rail, open fire fireplace with tiled hearth and mantle over.

#### DINING ROOM 13'5" x 10'11" (4.09m x 3.33m)

Radiator, power points, picture rail, open fire with tiled hearth and mantle over, double glazed sliding doors to the conservatory, door to:

#### CONSERVATORY 9'1" x 7'6" (2.78m x 2.31m)

Double glazed window the to rear aspect, door to the rear garden.

#### FITTED KITCHEN 10'0" x 5'11" (3.06m x 1.81m)

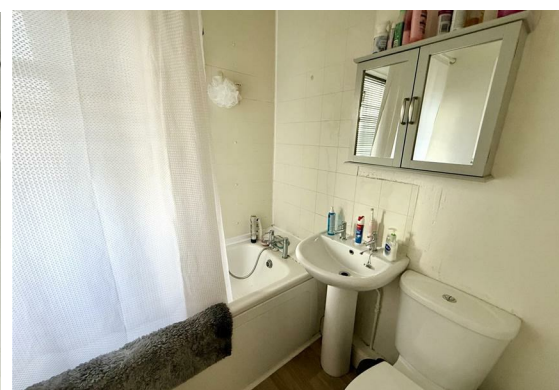
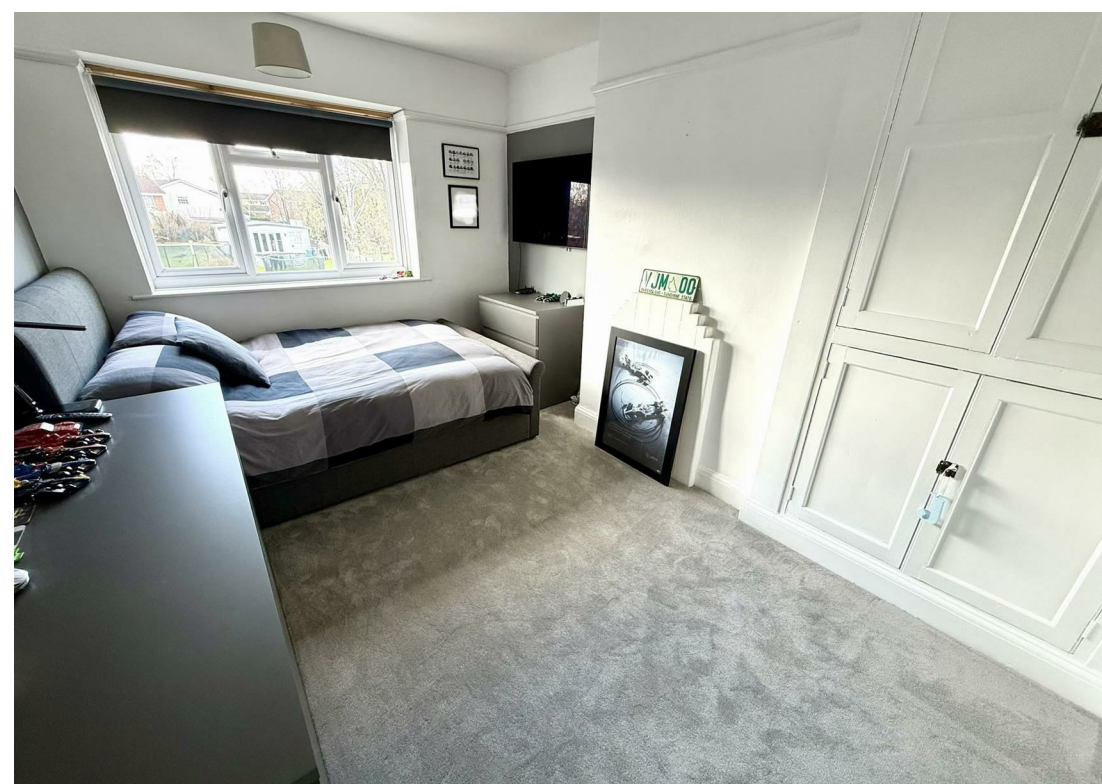
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for dishwasher, space for cooker, double glazed window to the side aspect, wood style vinyl flooring, power points, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

#### REAR LOBBY

#### SEPARATE WC

Obscure double glazed window to the side aspect, fitted with low-level WC and vinyl flooring.





**UTILITY ROOM 7'3" x 3'1" (2.20m x 0.95m)**  
Worktop space, plumbing for automatic washing machine, space for fridge/freezer, vinyl flooring and power points, door to:

**LANDING**  
Double glazed window to the side aspect, picture rail and access to the roof space.

**BEDROOM 1 13'4" x 9'7" (4.07m x 2.93m)**  
Double glazed window to the rear aspect, radiator, power points, picture rail, feature fireplace with tiled hearth and fitted cupboard with double doors, door to:

**BEDROOM 2 12'0" x 10'11" (3.65m x 3.33m)**  
Double glazed bay window to the front aspect, radiator, power points, picture rail and feature fireplace.

**BEDROOM 3 10'0" x 7'6" (3.06m x 2.28m)**  
Double glazed window to the rear aspect, radiator, power points and picture rail, door to:



**BATHROOM**  
Fitted with three piece suite with comprising panelled bath with power shower over, pedestal wash hand basin with tiled splashback, low-level WC, heated towel rail, electric fan heater, extractor fan, obscure double glazed window to the front aspect and vinyl flooring.

**TENURE**  
Freehold

**MONEY LAUNDERING REGULATIONS**  
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**COUNCIL TAX**  
Band C £2272.39 (2026/2027) (A reduction may be applicable for single occupancy).

**DIRECTIONS**  
Proceed out of Hereford on Edgar Street, at the roundabout turn left into Newtown Road. Proceed along Newtown Road at the next roundabout turn left into Grandstand Road. Continue along the Grandstand Road and take the fourth right turn into Westfield Street, the property will be found a short distance along on the left hand side.

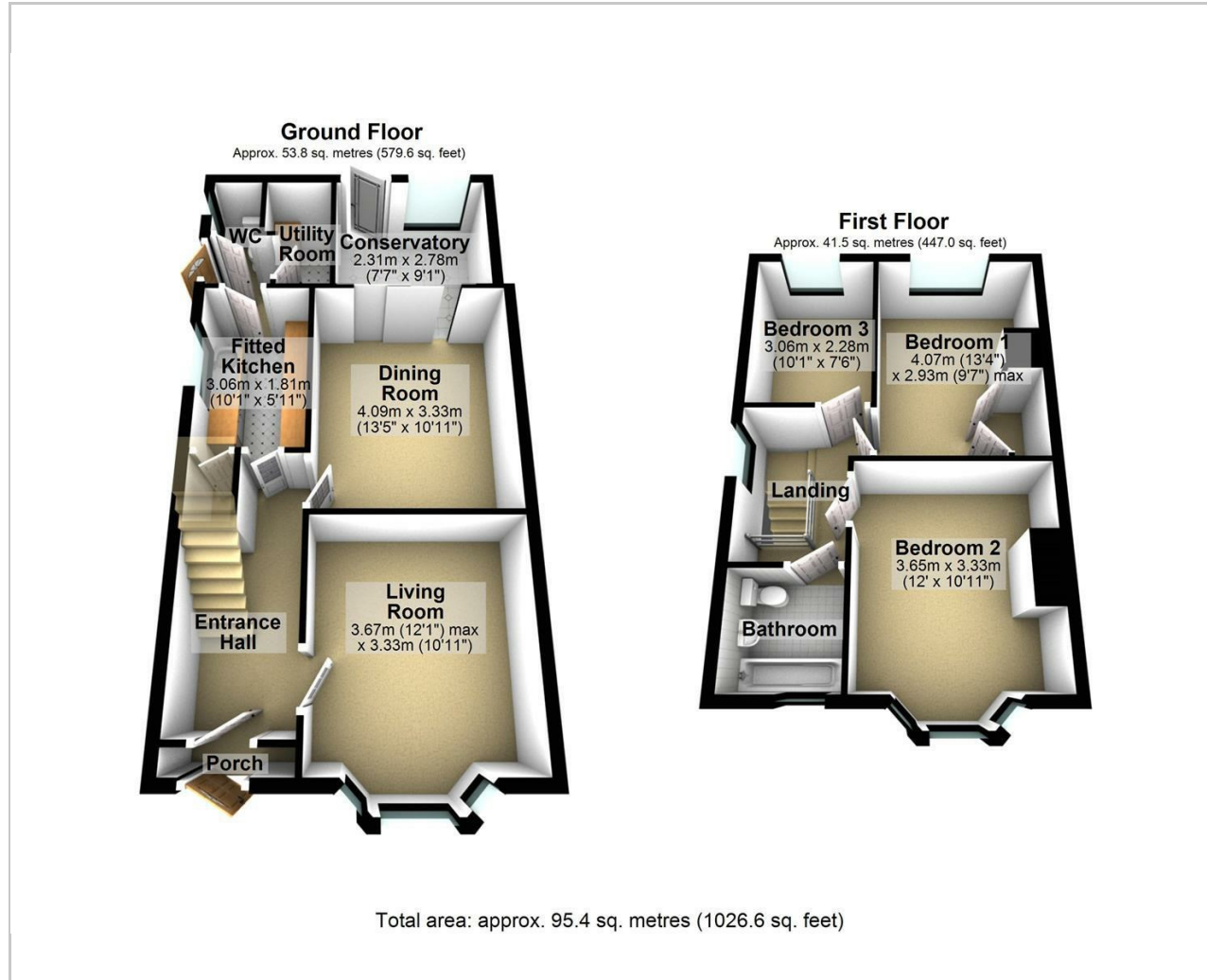
**TO VIEW**  
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

**LOCAL AUTHORITY**  
Herefordshire Council. Tel: 01432 260000.

**N.B.**  
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



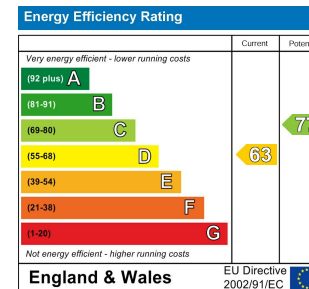
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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