



## 49 WHITTERN WAY

TUPSLEY, HEREFORD HR1 1PF

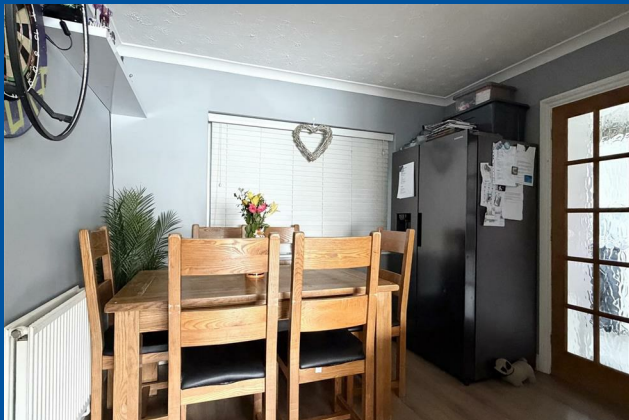
£229,995  
FREEHOLD

Situated within this popular residential location, a three bedroom mid terraced home being sold with no onward chain and offering an ideal purchase for a first time buyer or small family. Benefitting from driveway parking & low maintenance rear garden, a viewing is highly recommended.



# 49 WHITTERN WAY

- Popular residential location
- Modern fitted kitchen
- Driveway parking & low maintenance garden
- Sold with no onward chain
- Ideal first time buyer/ family home
- Three bedroom mid terraced house



## Ground Floor

With upvc entrance door leading into the

### Entrance Hall

With wood effect flooring, carpeted stairs leading up with useful under stair storage cupboard, radiator, ceiling light point, space for coats and shoes and doors going into the

### Living Room

With wood effect flooring, coving, ceiling light point, radiator, large double glazed window to the front aspect and a large opening into the dining room,

### Kitchen

A modern fitted kitchen comprising high gloss white wall and base units, work surface space over, integrated four ring hob with oven below and cooker hood over, stainless steel sink and drainer unit, under counter space for a slimline dishwasher and washing machine, ceiling light point, double glazed door out to the rear garden and door into the dining room.

### Dining Room

With wood effect flooring, radiator, coving, ceiling light point, double glazed window and part glazed door leading into the kitchen.

### Conservatory

Accessed from the rear garden via a upvc door with double glazed windows and french doors leading out, light and power.

## First Floor Landing

With fitted carpet, coving, ceiling light point, smoke alarm, central heating thermostat and doors into

### Bedroom One

With wood effect flooring, coving, ceiling light point, radiator, double glazed window to the rear aspect and built in storage cupboards, one housing the gas central heating boiler and the other utilised as a wardrobe.

### Bedroom Two

With wood effect flooring, radiator, ceiling light point, coving, loft hatch, double glazed window to the front aspect and open fronted storage cupboard.

### Bedroom Three

With wood effect flooring, radiator, ceiling light point, double glazed window to the front aspect and open fronted storage cupboard.

### Bathroom

Three piece white suite comprising panelled bath with electric shower over and fully tiled surround, pedestal wash hand basin, low flush w/c, radiator, vinyl flooring, recess spotlights and double glazed window to the rear aspect.

### Outside

To the rear there is a low maintenance garden laid to artificial turf and decking with useful outside wooden storage shed. The rear garden is enclosed by fencing with a rear access gate. To the front there is a brick paviour driveway providing off road parking.

### 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

### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

### **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**

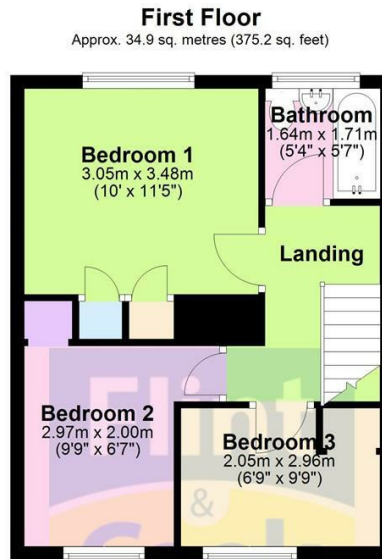
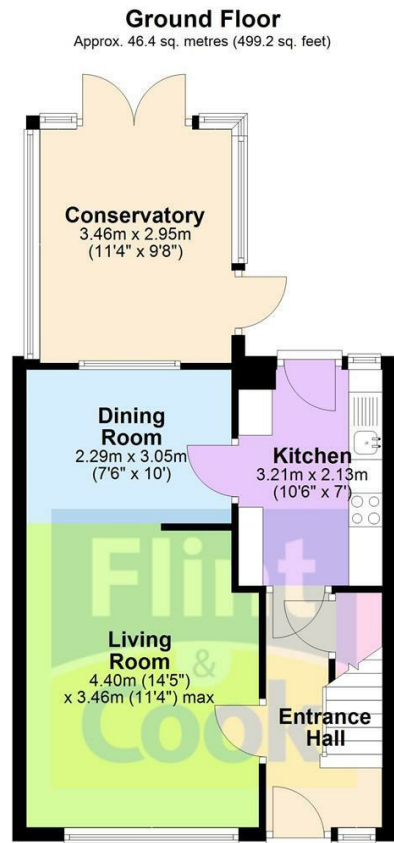
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### **Tenure & Possession**

Freehold - vacant possession on completion.

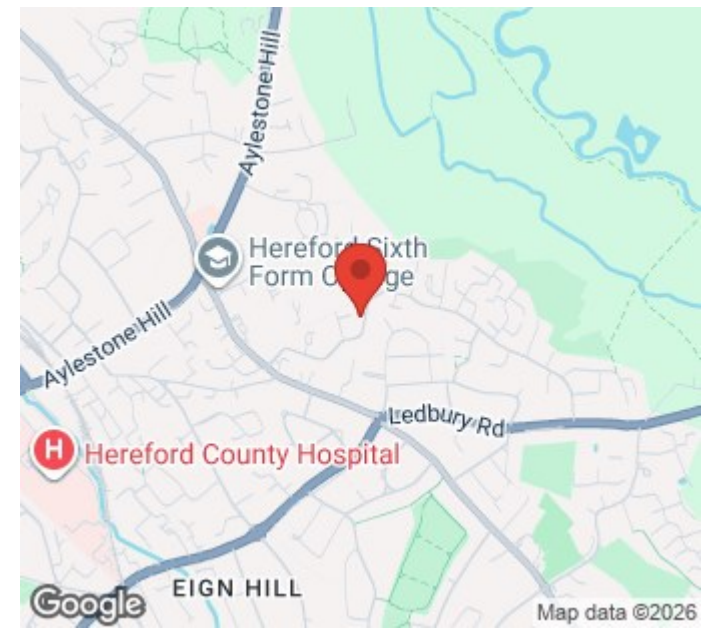
## **49 WHITTERN WAY**





Total area: approx. 81.2 sq. metres (874.3 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

