



5 WESTFALING STREET HEREFORD HR4 0JB

£269,950
FREEHOLD

Situated just a short walk from Hereford City Centre, a well presented three bedroom end terraced period property offering ideal first time buyer/family accommodation. The property benefits briefly comprises two receptions and modern kitchen to the ground floor with three bedrooms and newly fitted bathroom to the first floor, the property also benefits from an enclosed garden. A viewing is highly recommended.



5 WESTFALING STREET

- Within walking distance to the City Centre
- Three bedrooms, modern bathroom
- Period end terraced house
- Ideal for a first time buyer/small family
- Well presented throughout
- Must be viewed!



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With wood effect flooring, radiator, ceiling light point, picture rail, Hive central heating thermostat, carpeted stairs leading up and door leading into the

Dining Room

With wood effect flooring, central ceiling light, double glazed window to the rear, radiator, under stair storage cupboard, feature exposed fireplace with recesses to each side. There is a large opening into the living room and opening into the kitchen.

Living Room

With fitted carpet, radiator, part panelled wall, double glazed bay window to the front with fitted shutter blinds, central ceiling light and feature wood burning stove with tiled hearth and oak mantle over.

Kitchen

Fitted with matching wall and base units, wooden work surfaces over with tiled splash backs, Belfast sink, freestanding range master cooker with five ring gas job, under counter space for washing machine, space for a freestanding fridge/freezer, cast iron radiator, two ceiling light points, double glazed door and two windows out to the rear.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, radiator and doors to

Bedroom One

A spacious main bedroom with feature exposed fireplace, fitted carpet, central ceiling light, radiator, double glazed window to the front aspect and ample space for wardrobes.

Bedroom Two

A spacious double bedroom with fitted carpet, exposed fireplace, radiator, ceiling light point, cupboard housing the gas central heating boiler and double glazed window to the rear aspect.

Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window.

Bathroom

A newly fitted modern three piece suite comprising panelled p shaped bath with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage below, tiled splashback and mirror over, heated towel rail, spotlights and double glazed window.

Outside

To the rear there is a small paved patio area with useful outside store and outside tap with useful side access gate. Steps lead to the remainder of the garden with a useful wooden storage shed, an area of lawn enclosed by fencing with paved path leading to a further patio area perfect for entertaining.

Directions

From the Flint & Cook office proceed along King Street

to the traffic lights, proceed straight over into Barton Road, continuing into Breinton Road, the property is situated just after the right turn for Ryelands Street on the right hand side.

Agents Note

Please note the neighbouring property has a right of access across part of the garden.

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.

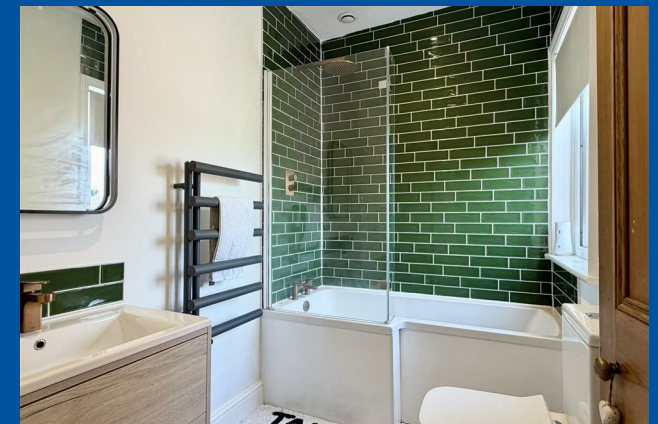
Tenure & Possession

Freehold - vacant possession on completion.

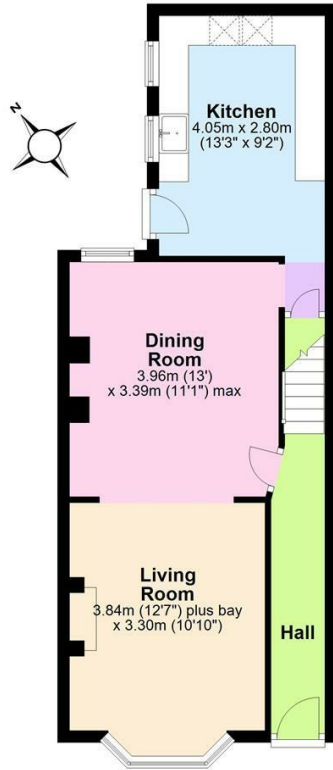
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Ground Floor
Approx. 45.9 sq. metres (494.3 sq. feet)

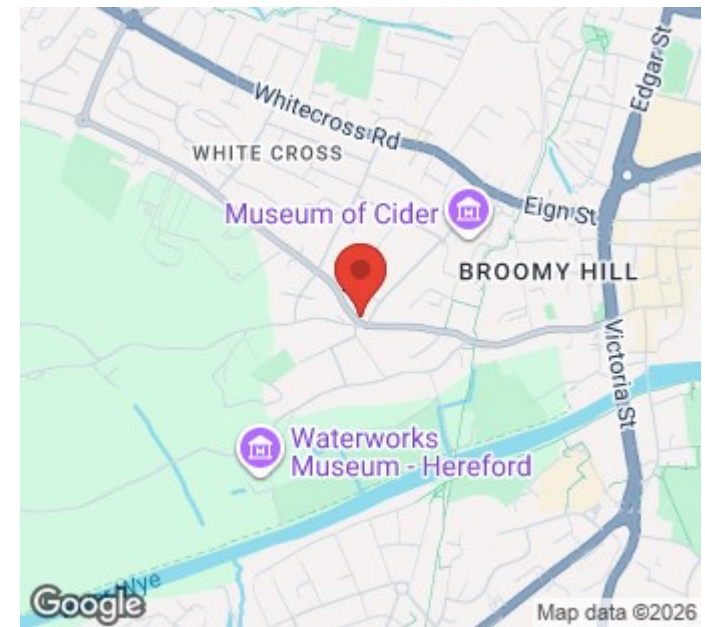


First Floor
Approx. 45.2 sq. metres (486.2 sq. feet)



Total area: approx. 91.1 sq. metres (980.5 sq. feet)
5 Westfaling Street, Hereford

EPC Rating: D 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			77
(55-68) D		62	
(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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