

FOR
SALE



69 Westfaling Street, Hereford HR4 0JE

£360,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Within easy reach of the City centre, an impressive 3 bedroom older-style detached house with luxury fitted kitchen and bathroom, easy to maintain landscaped garden, ideal family home. Must be viewed!!

POINTS OF INTEREST

- *Close to the city*
- *3 Bedrooms*
- *Impressive detached house*
- *Beautifully presented throughout*
- *Luxury Kitchen & Bathroom*
- *Landscaped rear garden*
- *Off road parking*
- *Ideal family home*
- *Must be viewed*



ROOM DESCRIPTIONS

Recessed Entrance Porch

Tiled floor and partially glazed panelled entrance door through to the

Reception Hall

Exposed floorboards, coved ceiling, radiator with decorative cover, stairs to the first floor and door to the

Lounge

Exposed floorboards, radiator with decorative cover, bay window with bench seating and feature shutter-style blinds, feature fireplace with hearth, display mantel and woodburning stove, eye-level built-in store cupboards with further storage below, picture rail.

Dining Room

Exposed floorboards, glazed sash windows to both the side and rear aspects, picture rail, radiator, decorative cover, feature fireplace with hearth and display mantel over and door to the

Kitchen/Breakfast Room

Recently re-fitted with a range of stylish units comprising Butler-style sink with mixer tap over, extensive range of wall and base cupboards, ample worksurfaces with splashbacks, feature flooring, recessed spotlighting, underfloor heating, space for upright fridge/freezer, space and plumbing for washing machine, built-in double oven and 4-ring gas hob with brick exposed chimney breast over and extractor, under-cupboard lighting, space for tumble dryer, breakfast bar, sash style side window, double French doors to the rear patio and garden, built-in dishwasher and large understairs store cupboard with side window and shelving.

Spacious first floor landing

Fitted carpet, radiator with decorative cover, sash style window to the side, access hatch to loft space, range of built-in store cupboards and door to

Bedroom 1

A light and airy room with fitted carpet, 2 radiators, picture rail, ample space for wardrobes and large sash style window to the front aspect with shutter-style blinds.

Bedroom 2

Exposed floorboards, radiator, sash-style window to the side with shutter-style blinds, picture rail, space for wardrobes.

Bedroom 3

Fitted carpet, radiator, sash-style window to the rear with Venetian blinds.

Luxury Bathroom

Antique-style suite comprising clawfoot roll-top bath with handheld shower attachment and further rainwater-style showerhead over with rail and curtain, pedestal wash hand-basin, low flush WC, tiled floor and wall surround for easy maintenance, towel rail/radiator, recessed spotlighting, sash-style window to the side.

Outside

To the front of the property there is a large driveway laid to chippings providing ample off-road parking facilities, enclosed by fencing and with pathway leading to the front entrance door. There is also a useful side access. The rear garden has been landscaped for easy maintenance with a large paved patio area providing the perfect entertaining space leading onto the remainder of the garden which is laid to lawn, enclosed by high fencing to maintain privacy with raised flower borders, useful timber garden shed, outside tap and light.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

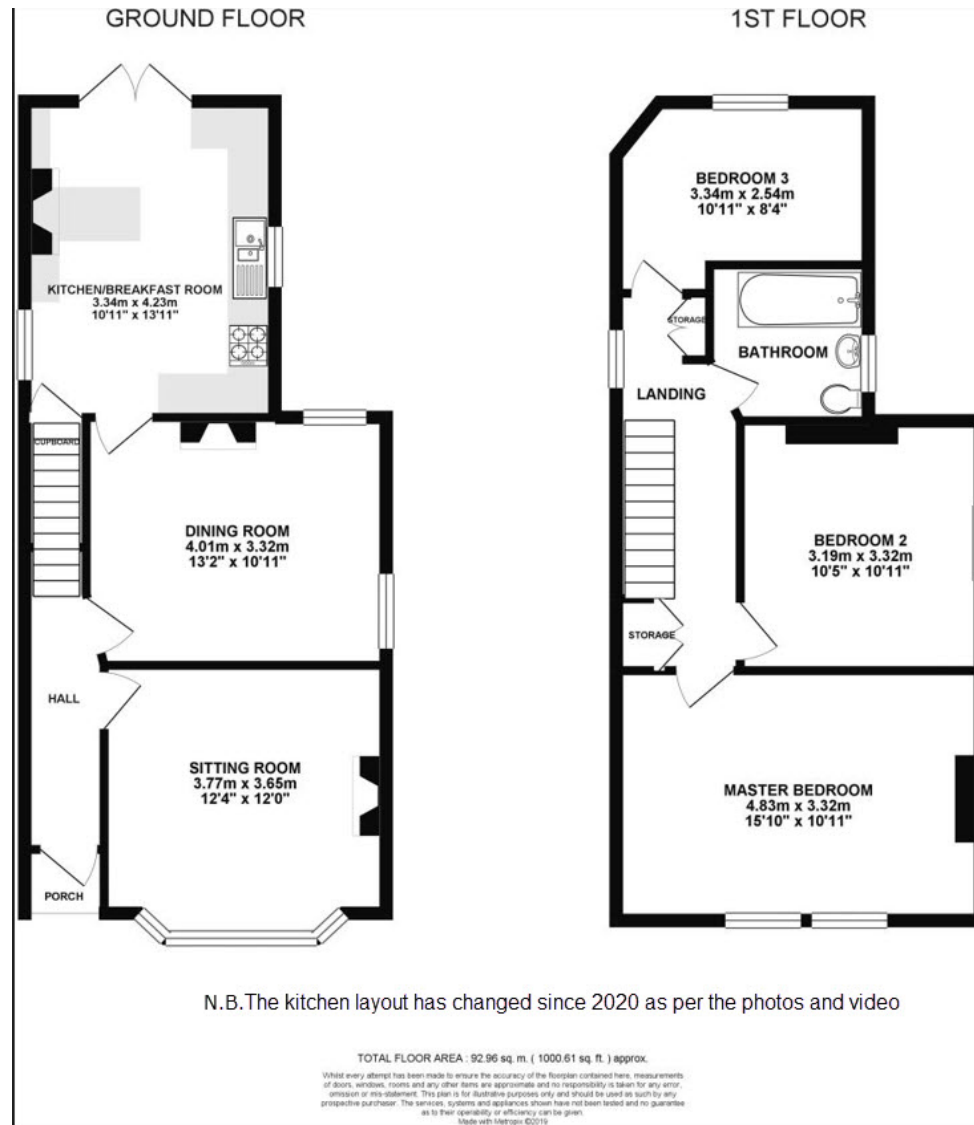
Council tax band D - payable 2023/24 £1468.24 Water and drainage - rates are payable/metered supply.

Money Laundering Regulations

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

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
	65	79
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		