



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band 'C'

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

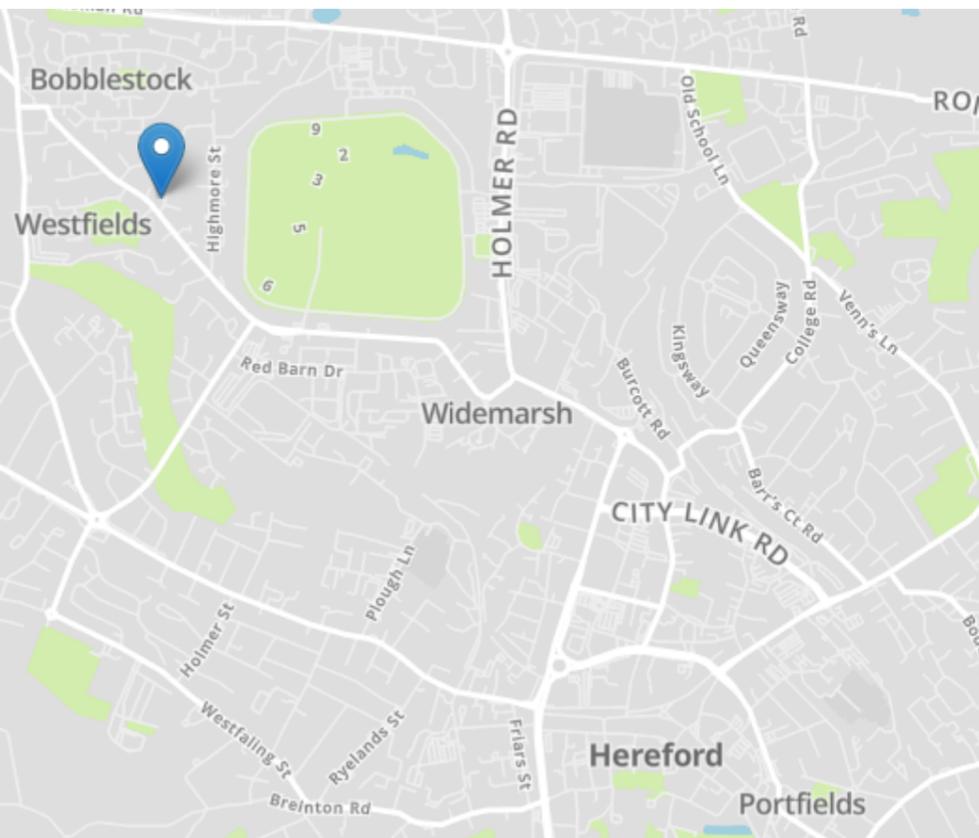
4a Westfield Street  
Hereford HR4 9PJ

**£285,000**



**DIRECTIONS**

From Hereford City proceed north onto A49 Edgar Street, at the roundabout take the 1st exit onto Newtown Road, at the next roundabout take the 1st exit Grandstand Road, at the roundabout take the second exit continuing on Grandstand Road, turn right onto Westfield Street, and the property can be found on the left hand side. For those who use 'What3words'///papers.fine.tell



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Well Maintained 3 Bedroom Semi-Detached • 9 Year Warranty On All Double Glazing • Boiler Fitted In 2021 With Full Service History • Single Story Extension

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR



A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

### Overview

Boasting a larger than average corner position, a well maintained 3 bedroom semi-detached property, built in the 1960's. Comprising entrance hall, lounge, extended dining room, kitchen/breakfast room, 3 bedrooms, bathroom, and south/west facing rear garden.

Westfield Street is located in the established Westfields district which lies approximately 2.5 miles northwest of central Hereford. The Westfields district is served by a range of amenities, particularly in Grandstand Road where there is a fish and chip shop, one stop shop and local chemist, and beyond here, being only a short distance away there is a doctors surgery, small supermarket, public houses, primary and secondary schools. The city bus service is available nearby and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with further educational establishments, hospitals, and both bus and railway stations.

In more detail the property comprises:

### Approach

To the approach, there is a dropped kerb allowing access onto the brick paved driveway with ample space for Three or more vehicles to park. To the front of the property is a low maintenance

garden including planted shrubbery, brick wall and stone.

### Entrance Hall

With double glazed entrance door to the side elevation, welcomed with carpet flooring, ceiling light point, telephone point, built in storage and further doorways leading to:

### Lounge

5.05m x 4.62m (16' 7" x 15' 2")  
A spacious reception room to the front of the property, with an Electric fire, large Double glazed window to the front aspect, small arched internal window into the kitchen, central heating radiator, carpet flooring, and media points, as well as an under stairs storage cupboard housing the mains services coming into the property.

### Kitchen / Breakfast Room

4.62m x 2.93m (15' 2" x 9' 7")  
A fitted kitchen with a wealth of base and wall mounted units. Roll top work surfaces over the fitted base units and feature lighting under the wall units. Splash tiling over the worksurfaces, a space under the worktops creates ample space for a breakfast area with stools underneath. Integrated appliances include; Gas hob & extractor fan, space and plumbing for washing machine, fridge freezer and small under counter freezer. Stainless steel sink and drainer with mixer tap over, central heating radiator, and arch

through to:

### Extended Dining Room

4.18m x 2.48m (13' 9" x 8' 2")  
The dining room is a bright space, including Double glazed window to side aspect, double glazed sliding doors to rear garden, central heating radiator, carpet flooring, plenty of power points and ceiling light point.

### First Floor Landing

Fitted carpet to a staircase from the entrance hall leads to the first floor landing, also with fitted carpet, central heating radiator, loft access with drop down ladder installed, and ceiling light point, doorways leading through to:

### Bedroom One

4.02m x 2.94m (13' 2" x 9' 8")  
Bedroom One is a fantastic size, with built in wardrobes surrounding the room, including hanging rails, storage shelving and drawers, carpet flooring, ceiling light point, central heating radiator and large double glazed window to the rear aspect facing west.

### Bedroom Two

3.10m x 1.95m (10' 2" x 6' 5")  
With carpet flooring, ceiling light point, central heating radiator and double glazed window to the front elevation.

### Bedroom Three

3.10m x 2.57m (10' 2" x 8' 5")  
A generous sized bedroom with carpet flooring, central heating radiator, ceiling light point, airing cupboard housing the central heating boiler (fitted in 2021) and electric immersion water tank, and double glazed window to the front elevation.

### Bathroom

1.98m x 1.82m (6' 6" x 6' 0")  
With double glazed obscured glass window to the side elevation, lino flooring, central heating radiator, fully tiled walls, bath with electric shower over, wash hand basin and low level W/C.



### At a glance...

- Lounge 5.05m x 4.62m (16' 7" x 15' 2")
- Kitchen/Breakfast Room 4.62m x 2.93m (15' 2" x 9' 7")
- Dining Room 4.18m x 2.48m (13' 9" x 8' 2")
- Bedroom 1. 4.02m x 2.94m (13' 2" x 9' 8")
- Bedroom 2. 3.10m x 1.95m (10' 2" x 6' 5")
- Bedroom 3. 3.10m x 2.57m (10' 2" x 8' 5")
- Bathroom 1.98m x 1.82m (6' 6" x 6' 0")

### And there's more...

- Popular residential area
- Close to local amenities

### Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.