

FOR
SALE



56 Westfield Street, Hereford HR4 9PJ

£310,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a well presented 3 bedroom property offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, driveway parking and garage and a good size enclosed rear garden.

POINTS OF INTEREST

- *3 Bedroom semi-detached house*
- *Popular residential location*
- *Ideal family accommodation*
- *Gas central heating & double glazing*
- *Driveway parking & garage*
- *Good size enclosed rear garden*
- *Must be viewed!*
- *Conservatory, downstairs WC*



ROOM DESCRIPTIONS

uPVC French doors lead into the

Porch Area

Tiled floor and wooden door into the

Spacious Reception Hall

Wooden flooring, carpeted stairs leading up with understairs storage cupboard, radiator and doors into the

Dining Room

Wooden flooring, bay window to front, radiator and opening into the

Large Living Room

Fitted carpet, radiator, feature electric fireplace and sliding doors into the

Conservatory

Tiled floor, sliding doors and windows into the rear garden.

Kitchen/Breakfast Room

Matching wall and base units with ample worksurfaces, stainless steel sink and drainer, 4-ring induction hob and electric oven with extractor over, space for washing machine, dishwasher and tumble dryer and space for a free-standing fridge/freezer, tiled splashback, 2 windows to the side and rear aspect, radiator, vinyl flooring and opening into the

Rear Porch Area

Vinyl flooring, window to the side and door leading out to the rear and door into the

Downstairs WC

Low flush WC, wash hand-basin, radiator, opaque window, vinyl flooring.

First Floor Landing

Fitted carpet, window to the side aspect, smoke alarm, loft hatch with loft ladder (loft is boarded) with Velux window and Certificate of Lawfulness.

Bathroom

Suite comprising panelled bath with electric shower over, pedestal wash hand-basin, low flush WC, opaque window, heated towel rail, vinyl flooring, built-in storage cupboards.

Bedroom 1

Fitted carpet, window to the rear aspect, radiator, built-in storage cupboard.

Bedroom 2

Fitted carpet, radiator, bay window to the front.

Bedroom 3

Fitted carpet, radiator, window to the front aspect.

Outside

To the front, the property is approached via iron gates opening onto a concrete driveway with access to the front door and to the side. The remainder of the garden is laid to lawn and enclosed by hedging and fencing. To the rear, there is a paved patio area - perfect for entertaining and there is a large concrete area with pathway leading down to 3 garden sheds, a greenhouse and summerhouse. Rear access into the large GARAGE/STORE with light and power. The remainder of the garden is mainly laid to lawn with a range of plants and shrubs and enclosed by fencing and hedging. There is a brick-built barbecue, outside tap.

Services

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

Outgoings

Council tax band C - payable 2023/24 £1957.66

Water and drainage - rates are payable/metered supply.

Money laundering regulations

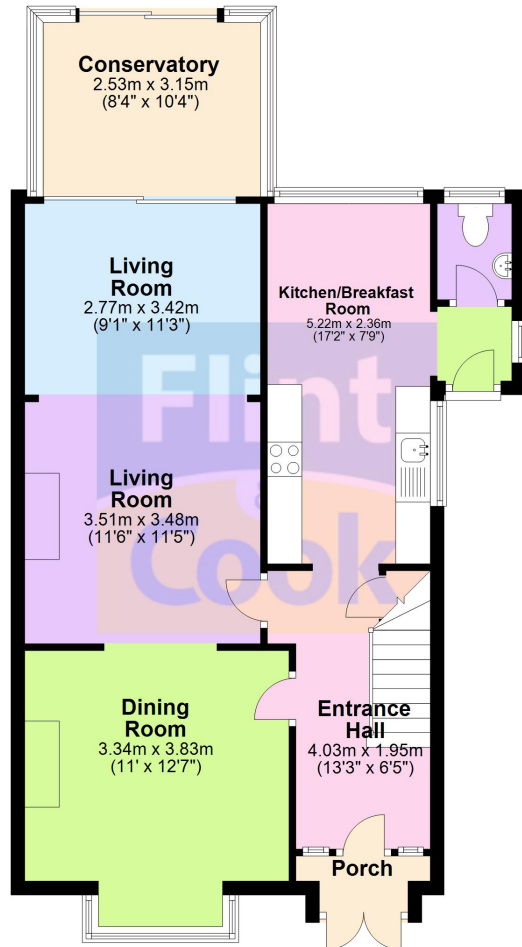
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions

What3words - leaned.offers.statue

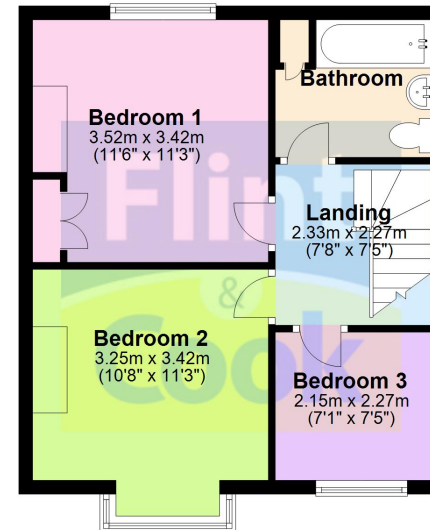
Ground Floor

Approx. 70.4 sq. metres (757.3 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 110.0 sq. metres (1184.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

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	
Not energy efficient - higher running costs		
	64	76
England, Scotland & Wales		
EU Directive 2002/91/EC		