

FOR  
SALE



22 Westfield Street, Hereford HR4 9PJ

£215,000 - Freehold

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## PROPERTY SUMMARY

Situated in a popular residential location, a spacious older-style end of terrace house with 2 double bedrooms, extensive large rear garden, ideal for 1st time buyers. Viewing essential.

## POINTS OF INTEREST

- *Popular residential location*
- *Spacious older-style end-terraced house*
- *2 double bedrooms,*
- *Extensive rear garden*
- *Ideal for first-time buyers*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Entrance porch

Door to

### Reception hall

Radiator, door to

### Sitting room

Feature fireplace, radiator, double-glazed window to front aspect.

### Dining room

Feature fireplace with electric fire, radiator, double-glazed window to rear, useful corner store cupboard, door to

### Kitchen/breakfast room

Fitted with range of wall and base cupboards, work surfaces and tiled splashbacks, sink unit, space plumbing for automatic washing machine, radiator, double-glazed side window, wall mounted gas central heating boiler, double-glazed double patio doors to rear garden.

**From the reception hall a staircase leads up to the**

### First floor Landing

Radiator, access hatch to loft space with pull-down ladder, with electric light, storage space and window.

### Bedroom 1

Fitted wardrobe, radiator, double-glazed window to front.

### Bedroom 2

Double radiator, double-glazed window to rear, useful cupboard.

### Bathroom

White suite comprising bath with mixer tap and shower attachment over, pedestal wash hand basin and WC, radiator, glazed double-glazed window.

### Outside

To the front of the property there is a small courtyard garden enclosed by walling, with side pathway providing access to the rear.

There is a paved area leading onto the initial garden which is laid to lawn enclosed by fencing, and with the rear garden facing southwest, it offers a perfect sun-trap and entertaining area.

A gate and archway then lead through to the further extensive gardens, which are a particular feature of the property with store sheds, greenhouse, vegetable plot and again, enclosed for privacy. To the side of the property is a large store shed with access doors to the front and rear, perfect for recycling bins, cycles, etc. Outside tap and light.

### Services

Mains electricity, water, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Council tax band B, payable 2024/25 £1794.59. Water and drainage rates are payable.

### Directions

Proceed west out of Hereford along the Whitecross Road and at the Monument roundabout take the 4th exit onto Yazor Road. At the mini-roundabout turn left onto Grandstand Road and after approximately 1/2 mile turn right into Westfield Street.

### Viewing

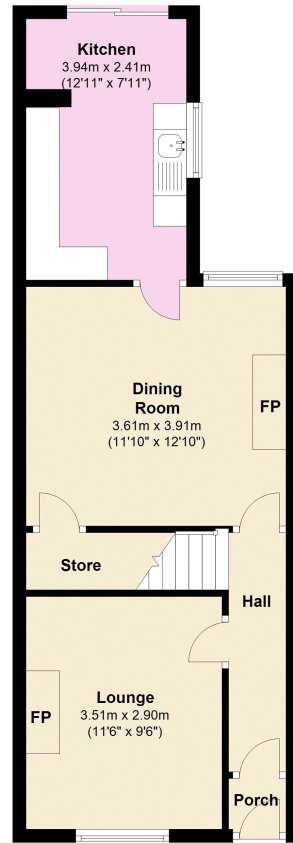
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.

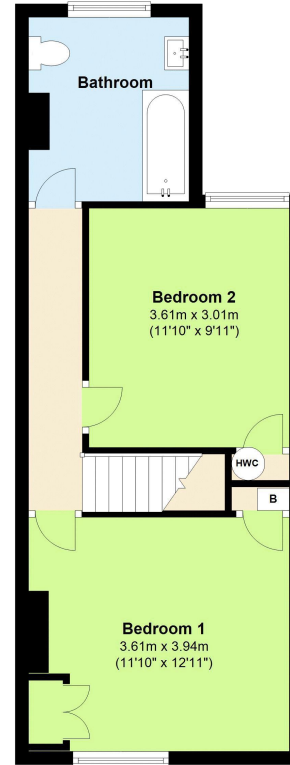
### Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



### First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Energy Efficiency	Score	Environmental Impact	Score
Very Good	A	Very Good	A
Good	B	Good	B
Decent	C	Decent	C
Needs Improvement	D	Needs Improvement	D
Poor	E	Poor	E
Very Poor	F	Very Poor	F
Very Poor	G	Very Poor	G

Energy Efficiency	Score	Environmental Impact	Score
76		74	
35		32	

England, Scotland & Wales