

FOR  
SALE



170 Whittern Way, Tupsley, Hereford HR1 1PG

£245,000 - Freehold

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## PROPERTY SUMMARY

Situated In this popular residential location, an extended three bedroom end terraced property offering ideal first time buyer/ family accommodation. The property has the benefit of driveway parking, enclosed rear garden, gas central heating, double glazing and a viewing is highly recommended.

## POINTS OF INTEREST

- End terraced house
- Popular residential location
- Three bedrooms, four receptions
- Ideal first time buyer/family accommodation
- Driveway parking & enclosed rear garden
- Must be viewed!



## ROOM DESCRIPTIONS

### Ground floor

With double glazed sliding doors leading into the

### Entrance porch

With tiled floor, radiator, ceiling light point, space for coat and shoe storage and double glazed windows to the front aspect, sliding doors then open up into the

### Snug

With wood effect flooring, radiator, ceiling light point, carpeted stairs leading up, window to the front, built in storage cupboard housing the fuse box and electric meter and door leading into the

### Living room

With fitted carpet, double glazed window with additional glazing to the front aspect, one wall light, feature brick fireplace with gas fire, sliding doors leading into the dining room and single door into the kitchen.

### Kitchen

Fitted with matching wall and base units, ample work surface space over, 1 1/2 bowl stainless steel sink and drainer unit, under counter space for larder fridge & freezer, washing machine, integrated four ring gas hob with extractor over, integrated oven with space for microwave over, radiator, two ceiling light points, breakfast bar, double glazed window with fitted blind and door out to the rear with door into a pantry cupboard with fitted wall and base units providing ample storage space.

### Dining room

With fitted carpet, radiator, two ceiling light points, and sliding doors into the

### Garden room

With wood effect flooring, power points and double glazed windows and french doors with fitted blinds out to the rear garden.

### First floor landing

With fitted carpet, ceiling light point, smoke alarm, airing cupboard housing the Worcester Bosch gas central heating boiler and doors to

### Bedroom one

With fitted carpet, ceiling light point, radiator, double glazed window with additional glazing to the inside, two double built in wardrobes with adjoining overhead storage and fitted shower with electric shower head over, tiled surround and bi-folding door.

### Bedroom two

With fitted carpet, ceiling light point, radiator, double glazed window with additional glazing to the inside, loft hatch with pull down ladder (boarded) two double built in wardrobes with adjoining overhead storage and additional built in storage cupboard.

### Bedroom three

With wood effect flooring, ceiling light point, radiator, built in single wardrobe and double glazed window to the rear aspect.

### Bathroom

White suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, radiator, towel rail, double glazed window and tiled floor.

### Toilet

With low flush w/c, double glazed window, part tiled surround and tiled floor.

### Outside

To the front an iron gate opens with not a concrete driveway with a further stoned area providing extra parking, a side access gate to the rear.

Side access gate leading to a side passage with further gate leading to the rear.

To the rear a low maintenance south facing garden laid mostly to patio and stone with an array of ornamental plants and shrubbery. A large wooden storage shed, outside tap and lights.

### Directions

Proceed north out of Hereford City along Commercial Road, continuing over the railway bridge to Aylestone Hill. At the mini roundabout turn right into Folly Lane and then take the 1st left onto Whittern Way and after approximately half a mile, the property is situated on the right hand side.

### Services

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

### Outgoings-

Council tax band B - £1889.10 for 2025/2026  
Water and drainage rates are payable.

### Viewings-

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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



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