

FOR
SALE



Flint
&
Cook

22 Westfield Street, Hereford HR4 9PJ

£210,000 - Freehold

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

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

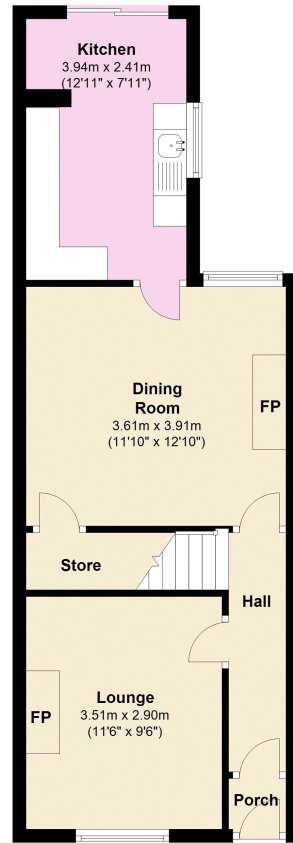
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Money laundering regulations

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

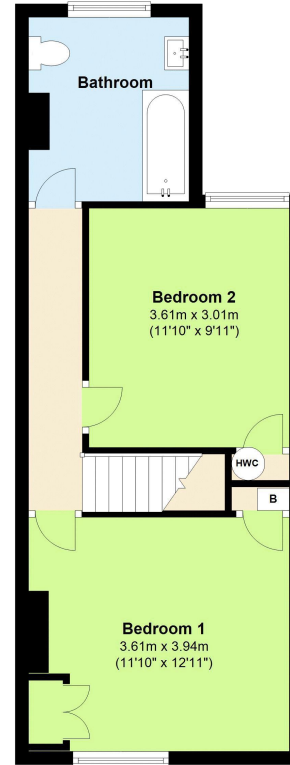
Ground Floor

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 ₂) Rating	
Energy Efficiency Rating	Score	Environmental Impact (CO ₂) Rating	Score
A	76	A	74
B		B	
C		C	
D		D	
E	35	E	32
F		F	
G		G	

England, Scotland & Wales