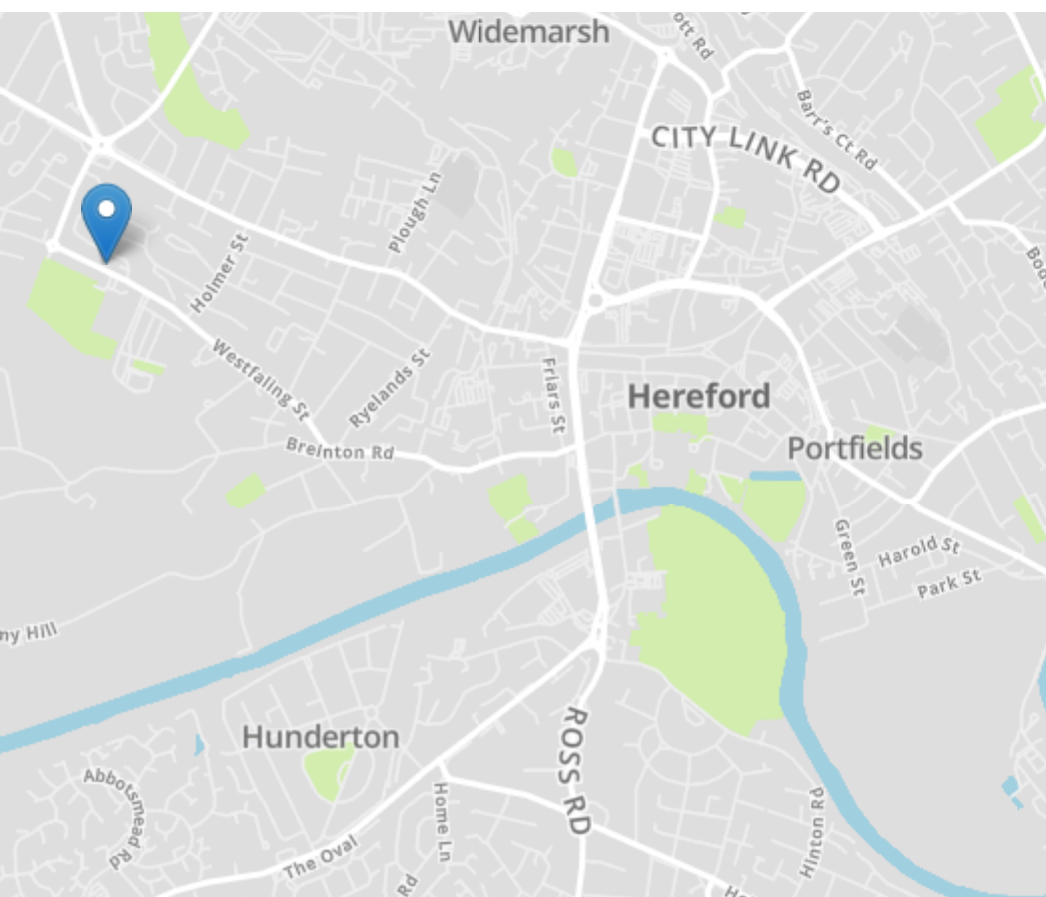




## DIRECTIONS

From Hereford City proceed west on to Barton Road, following onto Breinton road, and onto Westfaling Street, and situated opposite the tranquil garden of remembrance belonging to the Cemetery, the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///tent.boat.shots



## 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](http://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

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.

141 Westfaling Street  
Hereford HR4 0JF

**£250,000**

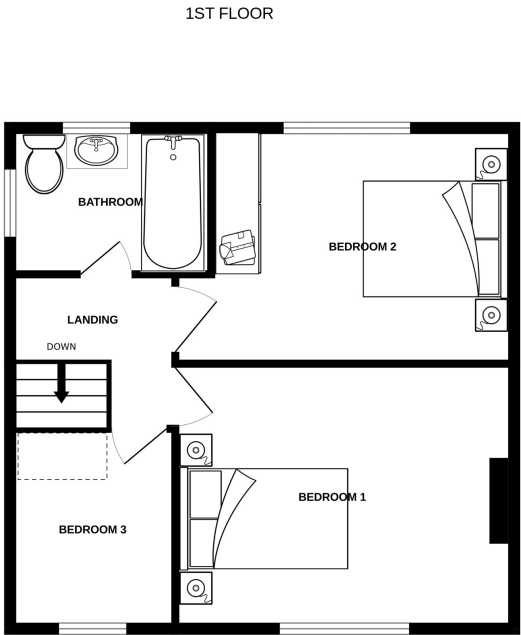
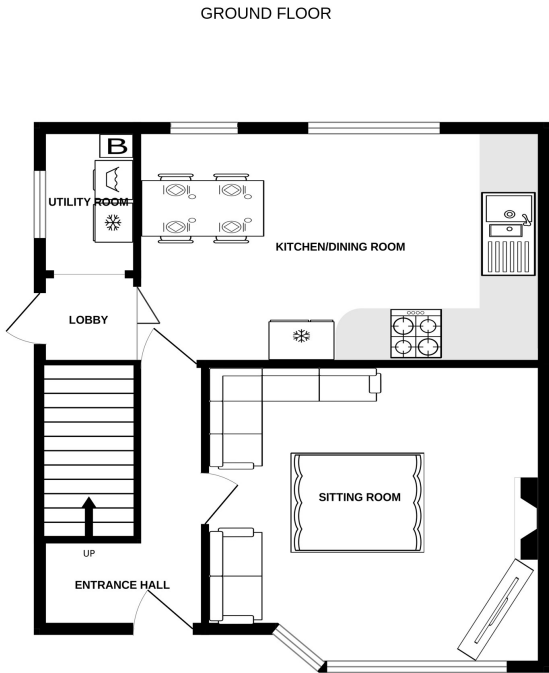


- A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • No onward chain
- Well-Presented • Recently Decorated • Three Bedrooms • Semi-Detached

**Hereford 01432 343477**

**Ledbury 01531 631177**





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## OVERVIEW

Pleasantly situated in this popular residential location, a three bedroom older style semi-detached house, offering ideal first-time buyer/family accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double glazing, utility, private rear garden, off-road parking and situated opposite the tranquil garden of remembrance which is part of the local Cemetery. No onward chain. Situated in a very popular residential location only a few streets away from local amenities, but within walking distance from the heart of Hereford City where the cinema, theatre, shops and restaurants are only a short walk away. The train station, two hospitals, schools, supermarkets, leisure centre, racecourse, out of town retail parks and park walks are also within easy reach. In more detail the property comprises:

### Entrance Hall

With double glazed entrance door, laminate flooring, spotlights above, a central heating radiator, open under stairs storage, thermostat control, and a double glazed window panel to the side elevation.

### Lounge

3.8m x 4.4m (12' 6" x 14' 5") (MAXIMUM

MEASUREMENT - INTO BAY WINDOW) With double glazed bay window to the front elevation, laminate flooring, central heating radiator, power points, and TV point.

### Kitchen/Dining Room

4.7m x 2.67m (15' 5" x 8' 9") (MAXIMUM MEASUREMENT) Fitted with a range of contemporary modern wall and base units with solid wood work surface incorporating; 1.5 bowl single drainer stainless steel sink unit with mixer tap over, feature lighting, laminate flooring, central heating radiator, integrated oven, hob and extractor over, two double glazed windows to the rear elevation, and dining space.

### Utility Area

2.55m x 1.28m (8' 4" x 4' 2") (MAXIMUM MEASUREMENT) With space and plumbing for washing machine, space for tumble dryer, wall mounted Worcester Bosch combi boiler, laminate flooring, electrical consumer unit, electrical meter, gas meter, obscured glass double glazed window and glazed door to the side elevation.

From the entrance hall, stairs leads to:

## FIRST FLOOR

### Landing

Having access via fitted carpet staircase,

spotlights, double glazed window to the side elevation, and loft access with ladder, part boarded. Door to:

### Bedroom 1

3.9m x 3.6m (12' 10" x 11' 10") (MAXIMUM MEASUREMENT) Having double glazed window to front elevation, power points, TV point, and central heating radiator.

### Bedroom 2

3.55m x 2.7m (11' 8" x 8' 10") (MAXIMUM MEASUREMENT) With double glazed window to rear elevation, ceiling light point, carpet flooring, and central heating radiator

### Bedroom 3

2.72m x 2.6m (8' 11" x 8' 6") (MAXIMUM MEASUREMENT - INTO STAIR BULKHEAD) Having double glazed window to front elevation, ceiling light point, central heating radiator, and stair bulkhead has fitted storage, including pull out bed.

### Bathroom

Suite comprising; panelled bath with thermostatically controlled Triton shower over, tiled walls, wash hand basin with vanity space beneath, low level WC, central heating towel

radiator, and obscure double glazed windows to the rear and side elevations.

## OUTSIDE

The property is approached over a brick-paved driveway with parking for approximately two vehicles and from here leads to the front door. The area is predominantly laid to lawn with flower and shrubbery borders, with fencing maintaining the boundary between this and the neighbouring property. There is a gravelled side pedestrian access leading around the property to the rear garden which is fully enclosed with a low maintenance garden and and has a brick store.



## 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.

## At a glance...

- ✔ Lounge 3.8m x 4.4m (12' 6" x 14' 5") (MAXIMUM MEASUREMENT - INTO BAY WINDOW)
- ✔ Kitchen/Dining Room 4.7m x 2.67m (15' 5" x 8' 9") (MAXIMUM MEASUREMENT)
- ✔ Utility 2.55m x 1.28m (8' 4" x 4' 2") (MAXIMUM MEASUREMENT)
- ✔ Bedroom 1. 3.9m x 3.6m (12' 10" x 11' 10") (MAXIMUM MEASUREMENT)
- ✔ Bedroom 2. 3.55m x 2.7m (11' 8" x 8' 10") (MAXIMUM MEASUREMENT)
- ✔ Bedroom 3. 2.72m x 2.6m (8' 11" x 8' 6") (MAXIMUM MEASUREMENT - INTO STAIR BULKHEAD)

## And there's more...

- ✔ Popular residential area.
- ✔ Walking distance to local amenities and to the City centre.