



145 WESTFALING STREET

HEREFORD HR4 0JF

£239,950
FREEHOLD

Pleasantly situated in this popular residential location, a 3 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, downstairs WC, private rear garden, off-road parking and we recommend an internal inspection.



145 WESTFALING STREET

- Popular residential location
- Spacious 3 bedroom older style semi
- Lounge, kitchen/diner & downstairs WC
- Off road parking
- Ideal for first time buyers
- No onward chain



Recessed Porch

With outside light and partially double glazed entrance door to the

Reception Hall

With wood strip flooring, double radiator, coat hooks, double glazed window to the side, carpeted staircase to the first floor with an understairs storage and door to the

Lounge

With wood strip flooring, double radiator, range of lighting, coved ceiling and double glazed window to the front aspect with blind.

Kitchen/Dining Room

With single drainer sink unit with mixer tap, a range of wall and base cupboards, ample work surfaces, tiled floor, double radiator, double glazed window with blind overlooking the rear garden, freestanding cooker with extractor hood over, space for further appliances, and access to the

Side Lobby

With tiled floor, double glazed door to the outside and a utility cupboard.

Downstairs Cloakroom

With low-flush WC, corner wash hand basin, wall mounted gas central heating boiler, tiled floor, radiator and a double glazed window.

First Floor Landing

With fitted carpet, double glazed side window, access hatch to loft space and doors to

Bedroom 1

With laminate flooring, radiator, double glazed window to the front aspect enjoying a pleasant outlook and a recess with hanging rail and shelving.

Bedroom 2

With laminate flooring, radiator and a double glazed window to the rear.

Bedroom 3

With laminate flooring, radiator, double glazed window to the front aspect enjoying a pleasant outlook, built-in bed unit and store cupboard with shelving.

Bathroom

With suite comprising panelled bath with shower unit over and tiled surround, pedestal wash hand basin, low-flush WC, radiator, two double glazed windows and vinyl flooring.

Outside

To the front of the property double gates open onto a paved driveway providing off-road parking for at least two vehicles. The front garden is laid to lawn and enclosed by walling and fencing for privacy. There is useful side access and an electric car charging point. The rear garden is mainly laid to lawn and is well enclosed by high fencing for privacy, there is a large concrete hard standing area ideal for the erection of a shed or similar.

Property Services

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

Outgoings

Council tax band 'C' - £2,159 for 2025/2026

Water and drainage rates are payable.

Directions

From the Flint and Cook office proceed along St. Nicholas Street crossing over the traffic lights into onto Barton Road continuing to Westfaling Street and number 145 is on your right hand side as indicated by the agent's for sale board.

Viewing

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

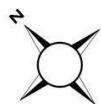
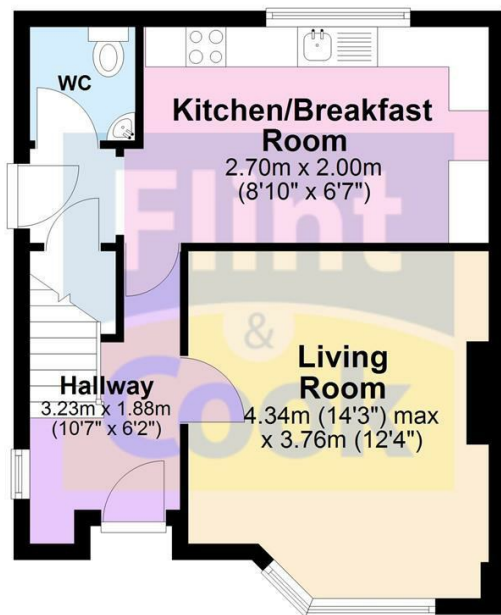
Money Laundering Regulations

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

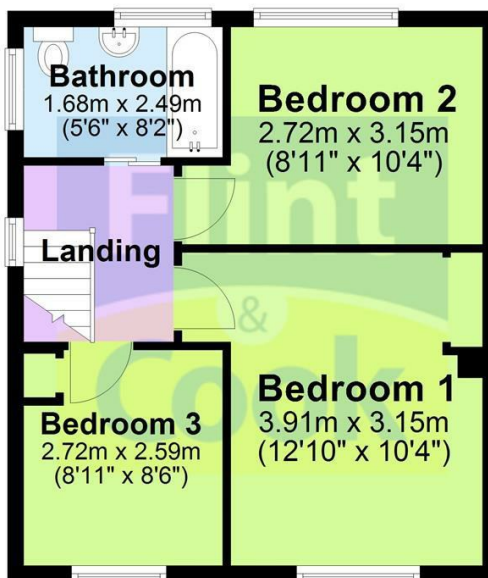
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Ground Floor
Approx. 37.5 sq. metres (403.9 sq. feet)

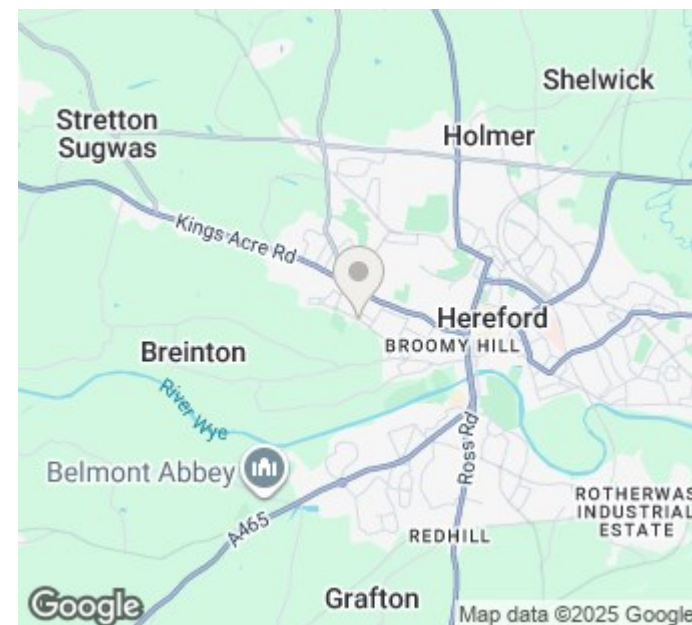


First Floor
Approx. 39.1 sq. metres (420.3 sq. feet)



Total area: approx. 76.6 sq. metres (824.3 sq. feet)

EPC Rating: D **Council Tax Band: C**



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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