



2 Westfaling Street, Hereford, HR4 0JD



**2 Westfaling Street  
Hereford  
HR4 0JD**

#### Summary of Features

- Semi-detached three bedroom house
- Renovated and modernised
- Well presented
- Good size gardens and parking
- Double glazed and gas central heated

**Asking Price £275,000**

Set in this well established residential area of the city, a modernised and refurbished semi-detached house enjoying all the convenience for Hereford centre. The property is double glazed and gas central heated with accommodation arranged over two floors.

#### **Accommodation**

a UPVC double glazed door opens to a pleasing hallway with wood effect flooring and deep useful cupboard which houses the modern gas central heated boiler. The living room enjoys good natural light having windows to front and rear, fireplace with inset electric fire. A door leads to the kitchen which has a range of modern units to both base and eye level with inset oven and hob with wood effect worktops. There is also a downstairs cloakroom, lobby area with further understairs storage cupboard.

To the First Floor, there are three bedrooms. The Master being particularly good size with double windows again, providing good natural light. The bathroom has a modern suite with bath and shower over, wash hand basin and a separate toilet across the landing. Ideal for a growing family being very well presented and delightful good size gardens to be enjoyed.

#### **Outside**

To the outside there is hard standing parking for a couple of cars to the front and side access leading to a good sized rear garden. The rear garden area almost faces south and comprises a wide patio area with path and lawned garden being of good size and enclosed within panelled/close boarded fencing.

#### **Services**

Mains, water, electric, drainage and gas connected to the property.

#### **Tenure**

Freehold.

#### **Directions**

Proceed along Barton Road, over the old railway bridge into Breinton Road and in turn in to Westfaling Street where the property will be seen immediately on the left hand side as denoted by the Agents 'For Sale' sign.

#### **Anti-Money Laundering**

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.





**Sunderlands**

**Hereford Branch**

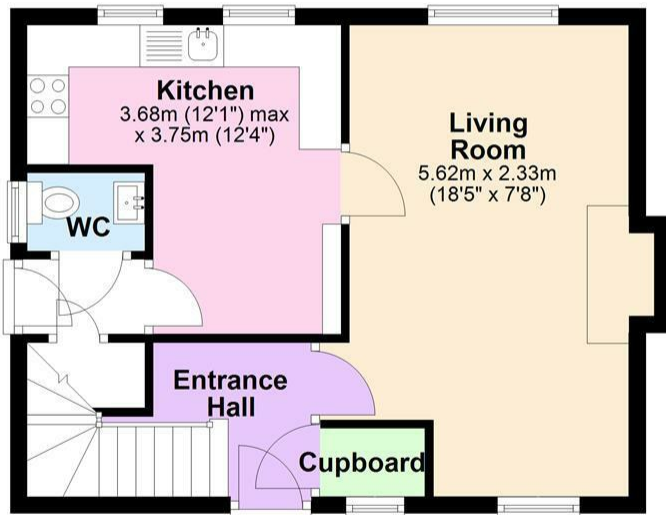
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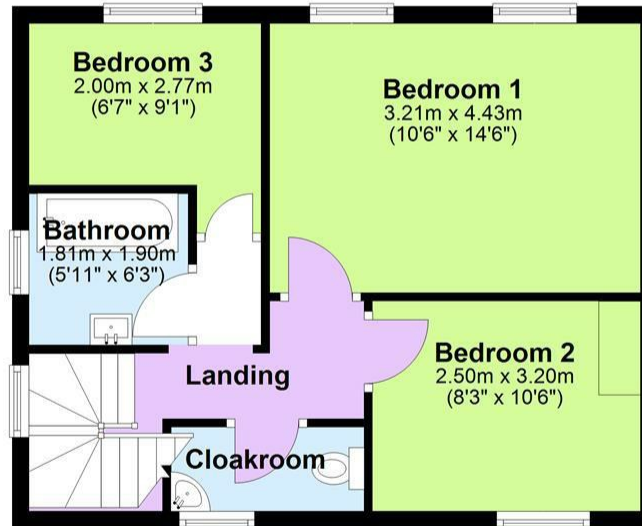
**Ground Floor**

Approx. 40.3 sq. metres (434.3 sq. feet)



**First Floor**

Approx. 42.4 sq. metres (456.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.