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202 Whittern Way, Tupsley, Hereford, HR1 1QP

'Situated to the north east of Hereford City a well presented, three bedroom family home in excellent condition throughout having gas central heating, double glazing, off road parking and enclosed rear garden'

£325,000 (Freehold)

202 Whittern Way, Tupsley, Hereford, HR1 1QP

LOCATION

The property is located to the north east of Hereford City in the well established Tupsley district. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented, three bedroom, semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/dining room, family area, first floor landing with access to three bedrooms and bathroom. The garage has been converted into a further reception room with a shortened garage used for storage. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect double glazed entrance door leading to the entrance hall.

Entrance Hall

With two side panelled windows, stairs to the first floor, understairs storage cupboard, panelled radiator, thermostat for central heating, tiled flooring, smoke alarm and door to the sitting room.

Sitting Room

4.29m (14'1) (maximum) x 3.4m (11'2) (plus recess)

With front aspect double glazed window, wood burning stove with mantel over, dado rail, television point, panelled radiator and double doors to the kitchen/dining and garden room.

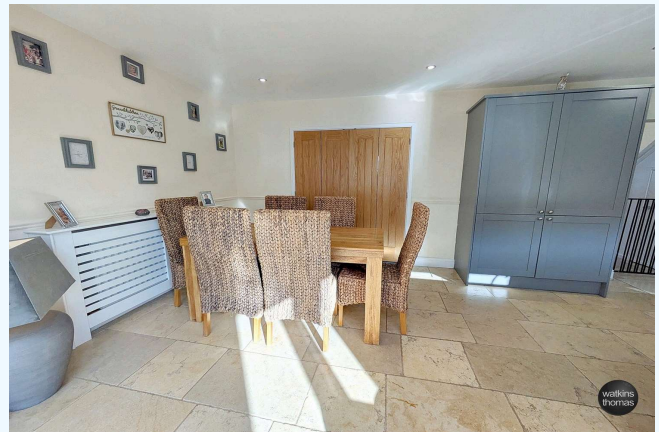


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Kitchen/Dining Room

6.35m (20'10") x 2.9m (9'6")

With rear aspect double glazed window, a range of units comprising 1½ bowl sink drainer unit with work surfaces, splash back, base units under with matching wall units, larder unit, integrated fridge freezer, integrated dishwasher, integrated electric oven with gas hob and cooker hood over, inset spot lights, panelled radiator, tiled flooring and access to the garden room.



Garden Room

3.51m (11'6") (maximum) x 3.45m (11'4")

With rear aspect double glazed window, inset spot lights, glass ceiling panel, tiled flooring and side aspect double glazed French doors giving access to the garden.



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Side Entrance Hall

With front aspect double glazed door, tiled flooring and having access to the family room.

Family Room

4.09m (13'5) x 4.17m (13'8) (to the storage cupboards)

With rear aspect double glazed French doors giving access to the garden, inset spot lights, tiled flooring, panelled radiator, storage cupboards with plumbing and space for washing machine, space for fridge freezer and wall mounted gas central heating boiler.

ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to loft space, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

3.63m (11'11) (maximum) x 3.4m (11'2)

With front aspect double glazed window, panelled radiator and storage cupboard with hanging rail and shelving.

Bedroom 2

4.22m (13'10) (maximum) x 2.97m (9'9)

With rear aspect double glazed window and panelled radiator.



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Bedroom 3

2.64m (8'8) x 2.44m (8') (maximum including bulk head)
With front aspect double glazed window and panelled radiator.

Bathroom

2.41m (7'11) x 1.65m (5'5)
With side and rear aspect double glazed windows. Suite comprising panel enclosed bath with thermostatically controlled shower over with rainwater shower head, low flush wc, vanity wash hand basin, partially tiled wall surround, heated towel rail and vinyl flooring.



OUTSIDE:

To the front of the property is a tarmacadam driveway giving access to the front of the property and garage store area with up and over door, power and lighting.

To the immediate rear of the property is a decked area leading to the main patio which then in turn gives access to a lawned garden with various shrub borders. The garden is enclosed by fencing and hedging to provide a degree of privacy and also has the added benefit of an outside tap and power points.



COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

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DIRECTIONAL NOTE

Proceed out of Hereford along St Owen Street and continue into Ledbury Road. Continue over the roundabout, at the traffic lights continue along Ledbury Road and turn left into Whittern Way. Continue along Whittern Way and the property is located on the left hand side.

Agents Note

The garage has been split without Building Regulations Approval.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

10th February 2025

ID39699

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

