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The Firs, Westhope, Herefordshire, HR4 8BS

'Situated to the north of Hereford City in the popular village location of Westhope a three bedroom detached bungalow, set in approximately half an acre, with off road parking, garage, car port and enclosed gardens'

£399,950 (Freehold)

Residential Sales and Lettings

The Firs, Westhope, Herefordshire, HR4 8BS

LOCATION

The property is situated in the popular village location of Westhope. A short distance away from Westhope is the popular village of Canon Pyon where there are a range of amenities including a shop and public house. 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 set in approximately half an acre of land and has the benefit of off road parking, garage, car port and enclosed gardens. The property comprises entrance hall, sitting room, kitchen, three bedrooms, shower room, separate cloakroom, side entrance porch and utility room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A double glazed panelled entrance door leads to the entrance hall with front aspect double glazed window, parquet flooring, night storage heater, storage cupboard, access hatch to loft space, smoke alarm and door to the sitting room.

Sitting Room

5.11m (16'9) x 3.63m (11'11)

With rear aspect double glazed window, wall mounted electric fire with tiled surround, night storage heater, coved ceiling, television point, side aspect window to the porch and rear aspect double glazed French doors giving access to the garden.



Kitchen

4.11m (13'6) x 2.44m (8')

With front aspect double glazed window, a range of units comprising a 1½ bowl stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under, wall units, pantry, airing cupboard housing the hot water tank, extractor fan, telephone point, space for breakfast table and glazed door to the side porch.



Side Porch

4.6m (15'1) x 1.75m (5'9)

With front and rear aspect double glazed windows and doors and door to the utility room.

Utility Room

2.64m (8'8) (maximum) x 2.49m (8'2)

With rear aspect double glazed window, stainless steel sink drainer unit, work surface, base units under, wall units, plumbing and space for washing machine and sliding door to the garage.

Cloakroom

With access from the entrance hall having front aspect double glazed window, low flush wc, partially tiled wall surround and vinyl flooring.

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Shower Room

1.75m (5'9) x 1.68m (5'6)

With front and side aspect double glazed window, double shower cubicle, electric shower, vanity wash hand basin, shower boarded wall surround, electric radiator and tiled flooring.



Bedroom 2

3.63m (11'11) x 3.07m (10'1)

With rear aspect double glazed window and night storage heater.

Inner Hallway

With access to bedroom's 1 and 3.

Bedroom 1

3.94m (12'11) x 3.51m (11'6)

With rear aspect double glazed window, night storage heater and access hatch to loft space which is partially boarded.

Bedroom 3

2.74m (9'0) x 2.57m (8'5)

With rear aspect double glazed window and night storage heater.



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OUTSIDE:

To the front of the property is a driveway giving access to the GARAGE (16'8 x 9'0) which has an up and over door, power and lighting and sliding door to the utility room. To the side of the garage is a CAR PORT. The front garden has a patio with shrub borders and is mainly laid to lawn which continues to the side of the property.

To the rear of the property is a large expanse of lawn with GREENHOUSE and STORAGE SHED. The garden is enclosed by fencing and hedging to provide a degree of privacy.



COUNCIL TAX BAND E

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.

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SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is via a septic tank. 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 .

DIRECTIONAL NOTE

Proceed out of Hereford along the Three Elms Road. At the traffic lights proceed straight over onto the A4110 Hereford to Canon Pyon Road. Continue through the village of Canon Pyon and just after the 30 speed limit ends turn right signposted Westhope. Follow the road to the T-junction and take the left hand turn. Continue along the road and the property is located on the left hand side.

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.

13th February 2025

ID39452

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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 E. 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		80 C
55-68	D		
39-54	E	49 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.

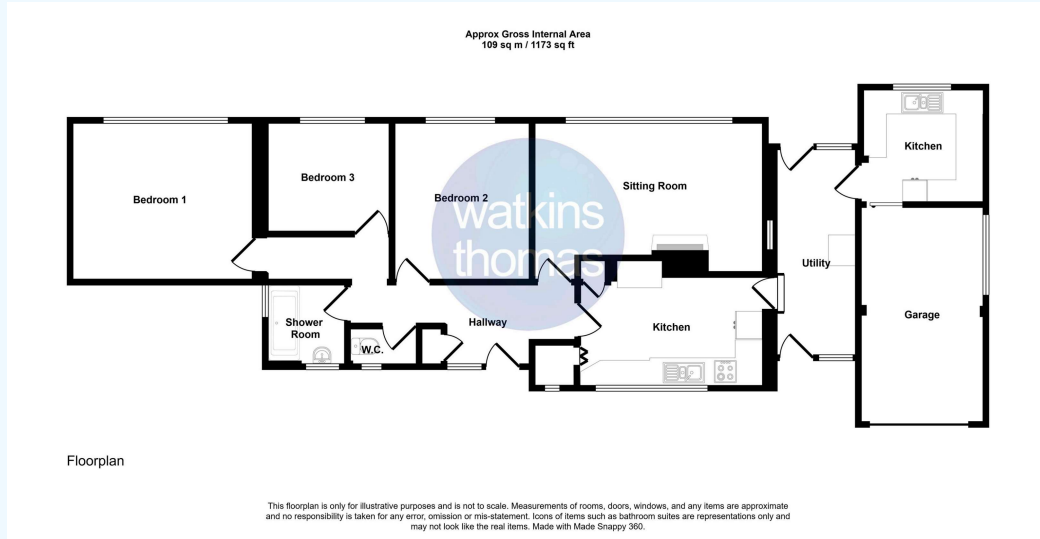
For properties in England and Wales:

- 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.



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