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## 48 Wessington Drive, Victoria Park, Hereford, HR1 1AH

*'Conveniently located to the north of the City Centre on the now maturing Victoria Park development a three bedroom semi detached family home which is centrally heated and double glazed. The property has a conservatory, off road parking and an enclosed rear garden'*

**£262,500 (Freehold)**

## 48 Wessington Drive, Victoria Park, Hereford, HR1 1AH

### LOCATION

Wessington Drive is situated on the Victoria Park development which is set to the north of central Hereford. A range of amenities are available on the College Estate and the City Centre is within easy reach and offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

48 Wessington Drive is a three bedroom semi detached home which is centrally heated and double glazed. The property offers an enclosed entrance porch, entrance lobby, a good size living room with an opening through to the kitchen/dining room which has been re-fitted and has an attractively tiled floor. At the rear there is a conservatory and on the first floor there are three bedrooms and a family bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Enclosed Entrance Porch

1.91m (6'3) x .56m (1'10)

Approached through a door with double glazed upper panels and adjacent double glazed windows off a brick base and with a double glazed door to:

#### Entrance Lobby

1.65m (5'5) x 1.4m (4'7)

With stairway off, radiator and door to:

#### The Living Room

4.11m (13'6) x 3.73m (12'3)

With a double glazed window to the front, painted wooden fire surround with marble inset and hearth and living flame gas fire. Radiator, coving to ceiling and with an under-stair storage cupboard and a 3'11 wide opening to:



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### Kitchen/Dining Room

4.8m (15'9) x 2.79m (9'2)

With modern soft close base cupboard and drawer units with wood block effect working surfaces over, tiled surrounds and matching eye level cabinets. Four ring induction hob with cooker hood over, double electric oven and with a 1½ bowl stainless steel sink unit with drainer and mixer tap and recess with plumbing for washing machine, Tiled floor, radiator and with a pair of doors to:



### The Conservatory

3m (9'10) x 2.82m (9'3) (maximum)

With double glazed elevations off a brick base with triplex roof over. Double glazed sliding patio door to side. Ceramic floor tiles. From the conservatory an outlook is enjoyed across the rear garden.

### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, door to a deep over-stair storage cupboard in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water (installed in 2022) and there are then doors to:

#### Bedroom 1

4.01m (13'2) x 2.67m (8'9)

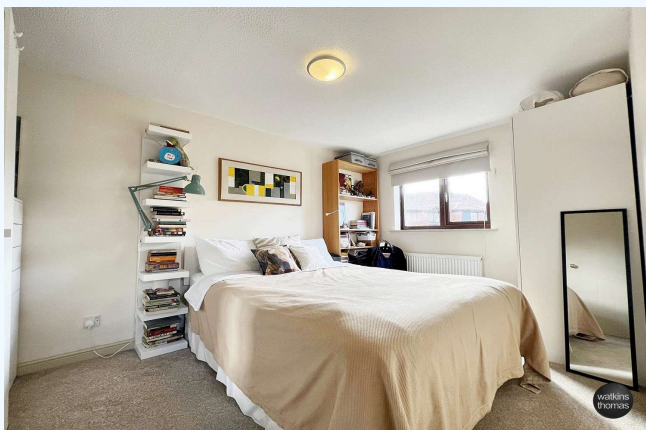
With a double glazed window to the rear and radiator.

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### Bedroom 2

3m (9'10) x 2.67m (8'9)

With a double glazed window to the front and radiator.



### Bedroom 3

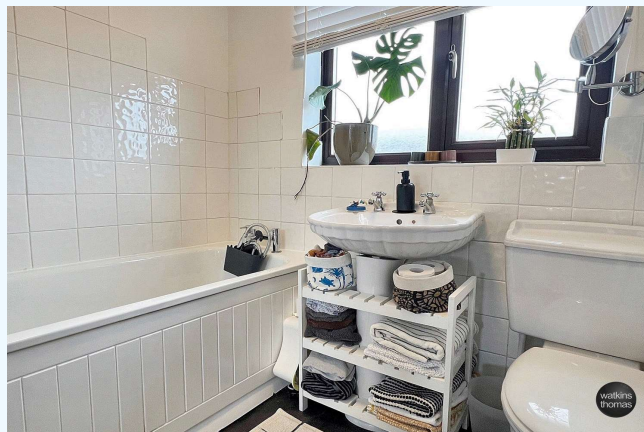
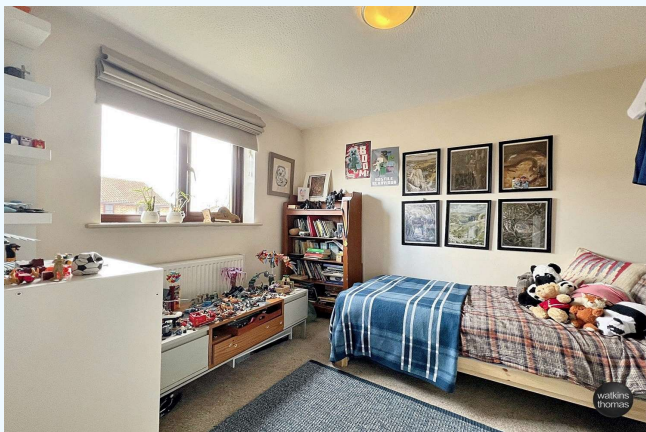
2.49m (8'2) x 2.08m (6'10)

With a double glazed window to the rear and radiator.

### Bathroom

2.06m (6'9) x 1.68m (5'6)

With white suite comprising bath with mixer tap and with a thermostatically controlled rainwater shower head over and screen. Pedestal wash basin and low level wc. Double glazed window and ladder type radiator.



### OUTSIDE:

The property has the benefit of a tarmac driveway.

At the front of the property is a lawned garden area behind a dense evergreen hedge. Beyond the driveway there is a gateway which opens to the rear in which there is a GARDEN STORE and a pathway leads to shallow steps which rise to a further patio area. Within the rear garden there are two sections of lawns, raised borders together with mature shrubs and trees. The rear garden enjoys a south-westerly aspect.

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### **COUNCIL TAX BAND C**

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.

### **DIRECTIONAL NOTE**

From central Hereford proceed north along Edgar Street and at the roundabout take the third exit into Newtown Road. Continue to the mini roundabout and take the first exit, pass over the bridge and at the roundabout take the first exit onto College Road. Proceed along College Road, pass over the traffic lights and take the right hand turning into Victoria Park. At the T-junction turn left into Wessington Drive and the property will be located on the right hand side and is denoted by the agents for sale board.

### **FOR FURTHER INFORMATION**

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

**6th March 2025**

ID37297

# 48 Wessington Drive, Victoria Park, Hereford, HR1 1AH

## 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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.

