



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



**109 Westfaling Street, Hereford, HR4 0JE**

*'Situated to the north of Hereford City in a well served residential location a four bedroom semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden'*

**£299,950 (Freehold)**

**Residential Sales and Lettings**



## 109 Westfaling Street, Hereford, HR4 0JE

### LOCATION

The property is located to the north of Hereford City in the popular Whitecross 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 semi detached family home with a loft conversion to regulations to provide a four bedroom home with the added benefit of gas central heating (Worcester boiler installed in 2022), double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, family room, dining room, kitchen, wet room, first floor landing with access to three bedrooms and bathroom and converted loft providing the fourth bedroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

4.67m (15'4) x 2.01m (6'7)

A double glazed panelled entrance door leading to the entrance hall with stairs to the first floor, under-stairs storage cupboard, picture rail, coved ceiling, dado rail, smoke alarm and door to the sitting room, family room and inner hallway.



##### Sitting Room

4.06m (13'4) (maximum) x 3.63m (11'11) (plus bay)

With front aspect double glazed window, picture rail, laminated flooring, two wall lights, panelled radiator, coved ceiling, electric fire and decorative surround.

##### Family Room

3.66m (12'0) (maximum) x 3.81m (12'6)

With panelled radiator, exposed floor boards, coved ceiling, picture rail, wood burning stove and rear aspect double glazed patio door to the dining room.



##### Dining Room

4.65m (15'3) x 2.72m (8'11)

With two rear aspect double glazed windows, double glazed French doors giving access to the rear garden, panelled radiator and laminated flooring. Please note that there is a Upvc door to the front giving access to the rear of the storage area.

## 109 Westfaling Street, Hereford, HR4 0JE

### Kitchen

4.47m (14'8) x 2.62m (8'7)

With rear aspect double glazed window, a range of units comprising stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, breakfast bar, integrated electric double oven with gas hob and cooker hood over, plumbing and space for washing machine, space for dishwasher, inset spot lights, laminated flooring and door to inner hallway.



### Inner Hallway

With access to the wet room and entrance hall.

### Wet Room

With low flush wc, wash hand basin, wall mounted electric shower, fully tiled wall surround and extractor fan.

### ON THE FIRST FLOOR:

### Landing

With picture rail, dado rail, stairs to the loft room, smoke alarm and doors to bedrooms and bathroom.

### Bedroom 1

4.17m (13'8) (maximum into bay) x 3.3m (10'10) (to the wardrobes)

With front aspect double glazed bay window, built-in wardrobes, panelled radiator and picture rail.

### Bedroom 2

3.81m (12'6) x 3.61m (11'10)

With rear aspect double glazed window, panelled radiator, wardrobes (one of the wardrobes houses the Worcester gas central heating boiler installed in 2022) and coved ceiling.



### Bedroom 3

2.59m (8'6) x 2.13m (7')

With front aspect double glazed window and panelled radiator.



## 109 Westfaling Street, Hereford, HR4 0JE

### Bathroom

2.11m (6'11) x 2.06m (6'9)

With rear aspect double glazed window, suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, panelled radiator, partially tiled wall surround and laminated flooring.



### ON THE SECOND FLOOR:

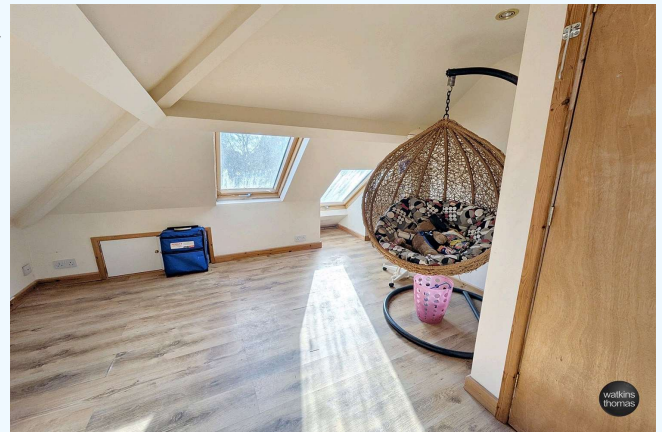
#### Landing

With inset spot lights, smoke alarm and door to bedroom 4.

#### Bedroom 4

6.2m (20'4) (maximum) x 4.67m (15'4) (maximum - irregular shaped room)

With two front aspect and one rear aspect double glazed velux sky lights, laminated flooring and eaves storage cupboard. Please note that there is reduced head height to sections of the room.



### OUTSIDE:

To the front of the property is an off road parking area with access to the front of the property. The garden is enclosed by hedging and fencing to provide a degree of privacy. To the side of the property is a lean-to storage area (15'9 x 7'4) with front aspect doors, power and lighting and rear door giving access to the rear garden with a side path. From the dining room a decked area with steps leads to a patio, with steps giving access to the main garden which is laid to lawn. There are various mature shrubs and tree and the garden is enclosed by fencing and hedging to provide a degree of privacy. There is also the added benefit of a storage shed.

## 109 Westfaling Street, Hereford, HR4 0JE



### **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 the office in King Street proceed out of Hereford along Barton Road continuing into Breinton Road and then following into Westfaling Street where the property is located on the right hand side.

### **FOR FURTHER INFORMATION**

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough 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).

**3rd May 2025**

ID33732

## 109 Westfaling Street, Hereford, HR4 0JE

### 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		81 B
69-80	C		
55-68	D	59 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:

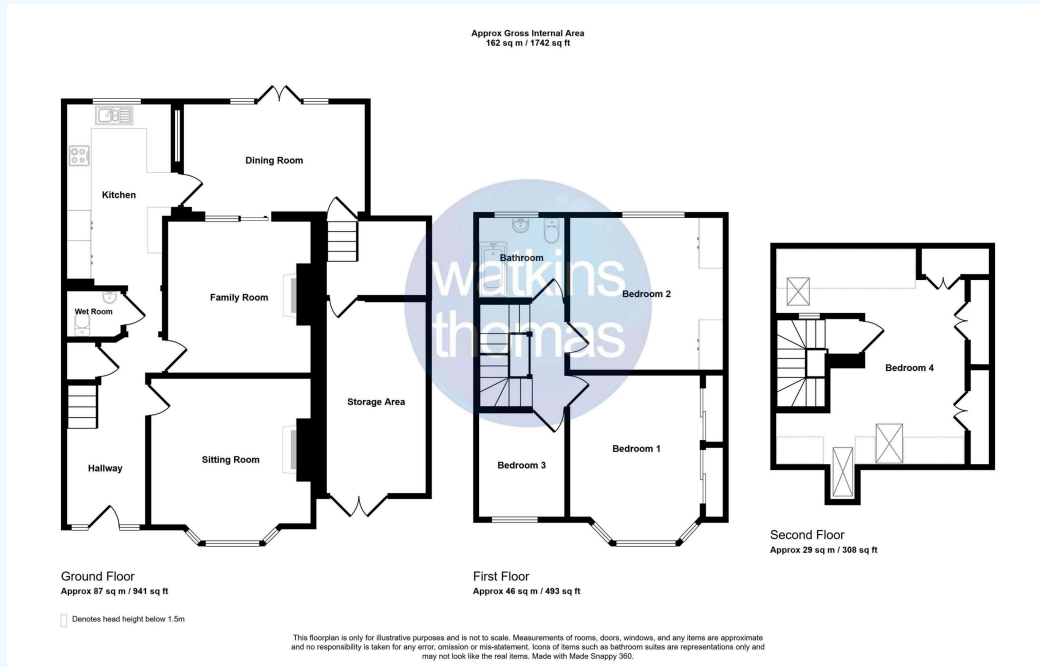
- the average energy rating is D
- the average energy score is 60



# 109 Westfaling Street, Hereford, HR4 0JE

## 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.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.