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## 23 Whittern Way, Hereford, HR1 1PE

*Situated to the north east of Hereford City set in the popular Tupsley district, a three bedroom end of terrace family home with gas central heating, double glazing and enclosed rear garden.*

**£220,000 (Freehold)**

**Residential Sales and Lettings**



## 23 Whittern Way, Hereford, HR1 1PE

### LOCATION

The property is located to the north east of Hereford City in the popular 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 three bedroom end of terrace family home with gas central heating, double glazing, enclosed rear garden and accommodation comprising entrance porch, entrance hall, sitting/dining room, kitchen, utility area, first floor landing with access to three bedrooms and bathroom.

### ON THE GROUND FLOOR:

#### Entrance Hall

Double glazed panelled entrance door leading to the entrance hall with front and side aspect double glazed windows, tiled flooring and door to the entrance hall, stairs to the first floor, under stairs storage cupboard, panelled radiator, front aspect single glazed window, smoke alarm and doors to the sitting room and kitchen.

#### Sitting/Dining Room

6.83m (22'5) x 3.48m (11'5)

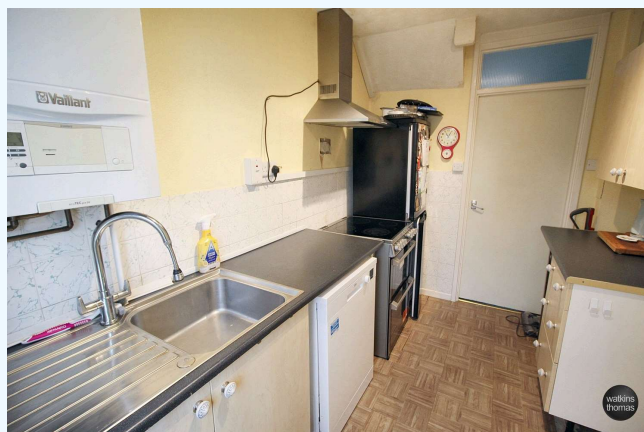
With front and rear aspect double glazed window, two panelled radiators, electric fire with decorative surround and door to the kitchen.



#### Kitchen

3.3m (10'10) x 2.13m (7')

With rear aspect double glazed window, a range of units comprising a stainless steel sink drainer unit with work surfaces, tiled splashbacks, base units with matching wall units, wall mounted gas central heating boiler, pantry, vinyl flooring and double glazed door to the utility area.



#### Utility Area

2.46m (8'1) x 1.91m (6'3)

An irregular shaped room with side aspect double glazed window, plumbing and space for washing machine and double glazed door to the garden.

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### ON THE FIRST FLOOR:

#### Landing

With smoke alarm, doors to bedrooms and bathroom.

#### Bedroom 1

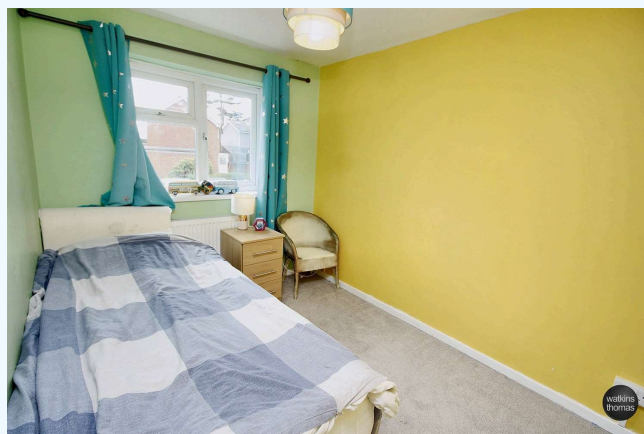
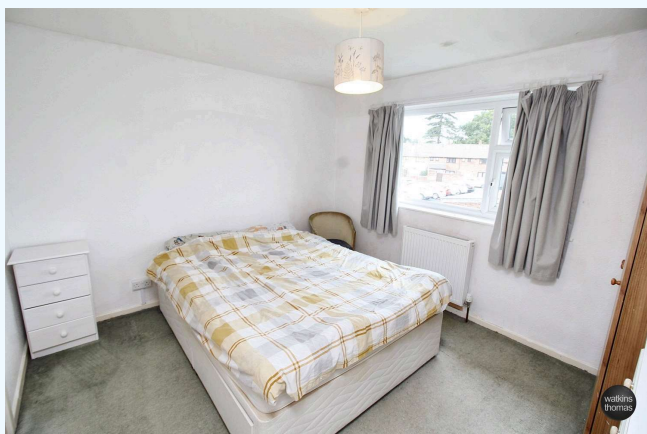
3.48m (11'5) x 3.07m (10'1)

With rear aspect double glazed window, built in wardrobe, built in airing cupboard and panelled radiator.

#### Bedroom 2

3m (9'10) x 2.26m (7'5) Plus door recess

With front aspect double glazed window, panelled radiator, built in wardrobe and access hatch to loft space.



#### Bedroom 3

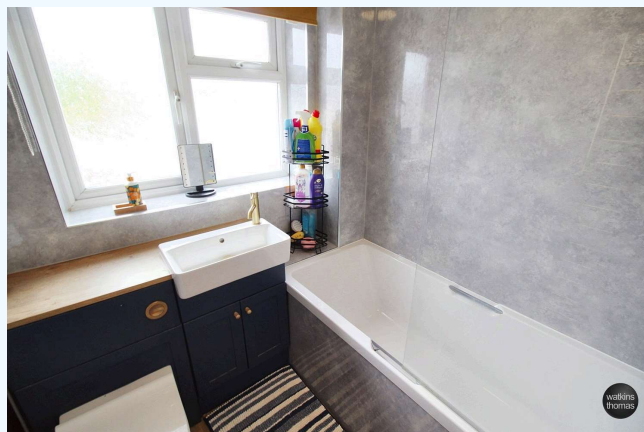
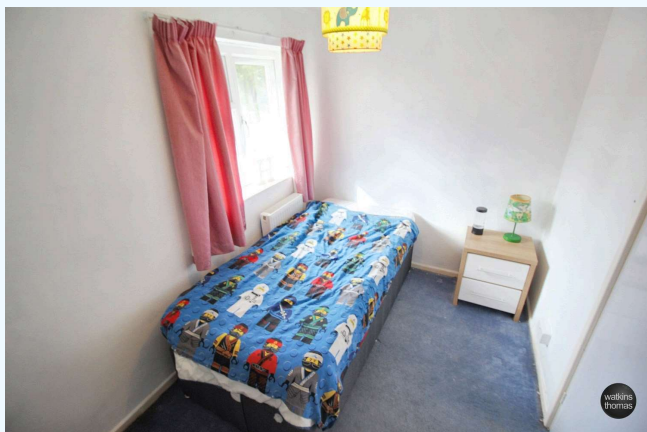
3.05m (10') x 2.08m (6'10) including bulkhead

With front aspect double glazed window and panelled radiator.

#### Bathroom

1.88m (6'2) x 1.78m (5'10)

With rear aspect double glazed window, suite comprising panel enclosed bath with thermostatically controlled shower over, vanity wash hand basin, low flush WC, heated towel rail, shower boarded surround and laminated flooring.



### OUTSIDE:

To the front of the property is a hard standing gravelled area giving access to the front door and enclosed by fencing. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. There is also a gravelled seating area. The property also has the benefit of a brick built storage shed and the garden is enclosed by fencing and walling to provide a degree of privacy. The rear access gate gives access to the permitted parking area.

### COUNCIL TAX BAND B

Made 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, 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

Proceed out of Hereford along Aylestone Hill. At the roundabout, take the second exit onto Folly Lane. Continue to the traffic lights and turn left onto Whittern Way where the property is located on the left hand as indicated by the board.

### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**26th September 2025**

ID41592

### 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.

### 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.