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**56 Whittern Way, Tupsley, Hereford, HR1 1PF**

*'Located in a maturing residential area a three bedroom end of terrace home with attached garage'*

**£220,000 (Freehold)**

**Residential Sales and Lettings**

## 56 Whittern Way, Tupsley, Hereford, HR1 1PF

### LOCATION

Whittern Way is located in the Tupsley district which lies to about one mile north east of the City Centre. In the locality there are a range of amenities including a local shop, countryside walks, primary, secondary and higher educational establishments. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with bus and railway stations.

### DESCRIPTION

56 Whittern Way is an end of terrace house which has a hall, living room and kitchen on the ground floor with three bedrooms and a shower room on the first floor. The property has good off road parking and a garage facility. Now requiring a schedule of refitting and upgrading works the property in more detail comprises:

#### ON THE GROUND FLOOR:

##### Enclosed Entrance Porch

1.98m (6'6") x .84m (2'9")

Approached via a double glazed door and with double glazed windows to the front and side. Double glazed door with adjacent window to:

##### The Reception Hall

3.15m (10'4") x 1.83m (6')

With a stairway off, under-stair cupboard, door to kitchen and door to:

##### The Living Room

5.49m (18'0") x 3.51m (11'6")

With a double glazed sliding patio door to the rear, coved ceiling, fire surround with hearth and living flame gas fire.

##### The Kitchen

3.91m (12'10") x 2.16m (7'1")

With double glazed windows to the front, single drainer sink unit, fitted base cupboards with working surfaces over, part with tiled surround and part with timber clad walls. High level cabinets, recess for cooker, recess for further appliance and recess with plumbing for washing machine.

##### Rear Lobby

1.63m (5'4") x 1.78m (5'10") (plus door recess)

With a double glazed door to the rear, double eye level cabinet and door to store cupboard.

#### ON THE FIRST FLOOR:

##### Landing

With a double glazed window to the front, access hatch to loft space and with doors to:

##### Bedroom 1

3.53m (11'7") x 3.51m (11'6")

With a double glazed window to the rear. Door to wardrobe cupboard and door to airing cupboard with hot water cylinder.

##### Bedroom 2

3m (9'10") x 2.36m (7'9")

With a double glazed window to the rear. Wardrobe cupboard.

##### Bedroom 3

3.05m (10'0") x 2.03m (6'8")

With a double glazed window to the front.

##### Shower Room

With shower boarded walls and cubicle with a wall mounted electric shower unit, wash basin and low level wc. Double glazed window.

#### OUTSIDE:

The property has the benefit of a hard standing area to the front with a dropped kerb access. The property also has an attached GARAGE (24'3" x 12'1") with up and over door to the front, electric light and power point with personal door to the rear.

At the front of the property there is an outside tap. To the right of the garage there is a hard standing area with hedge boundary and a pathway runs to the rear garden. At the rear of the property there is a garden area which includes a section of paving stones providing a patio and a lawn. There is also a mature tree. The rear garden is enclosed by close-board fencing.

#### COUNCIL TAX BAND B

Payable to Herefordshire Council

## 56 Whittern Way, Tupsley, Hereford, HR1 1PF

### BROADBAND & MOBILE PHONE

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 to the summit of Aylestone Hill and take the second exit into Folly Lane. Continue along Folly Lane and at the traffic lights turn left into Whittern Way. Continue along Whittern Way and Number 56 will be identified on the right 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](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).

**29th August 2025**

ID41361

### 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.

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