



41 Westfaling Street, Hereford, Herefordshire, HR4 0JD

£180,000



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Hereford, HR4 0JD

End of Terrace Home | Off Road Parking in City Centre Location | 2 Double Bedrooms | Lounge with Dining Room & Kitchen | Private Enclosed Garden | Double Glazed & Gas Central Heating | Period Features Throughout | Cellar & Outside WC

- End of Terrace Home
- Lounge with Feature Fire
- Dining Room & Kitchen
- Cellar with further Potential
- 2 Bedrooms
- Period Features Throughout
- Private Gardens
- 2 Off Road Parking Spaces

£180,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Situation

Located in the popular residential area of Whitecross, just half a mile west of the city centre of Hereford. Nearby are excellent local amenities to include local shop, post office, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

Description

The front door leads into the lounge with front aspect double glazed window, feature fire place and exposed floor boards, running through into the dining room.

Having doors out to the garden, opening to the kitchen area and door to cellar room. The kitchen is fitted with a range of wall and base units, side aspect double glazed windows, sink and drainer, work surfaces, tiled splashbacks, oven and extractor hood.

The cellar is a great use of space for a utility area and store, with cellar drop, power and lighting.

Bedroom one is a good sized double, located to the rear with bathroom off. There is a large window flooding the room with light. Bedroom 2 is a further double with exposed floorboards and front facing window.

The bathroom is a 3 piece suite with panel enclosed bath and shower over, pedestal wash hand basin, wc and double glazed window

Outside the property benefits from off road parking for 2 vehicles, private enclosed rear garden with patio area and mainly laid to lawn. There is an outside store with WC.

Council Tax

Herefordshire Council - Band B

Services

All mains services are connected. Worcester Combination Boiler

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

March 2020

Coronavirus Jackson Property Protocol



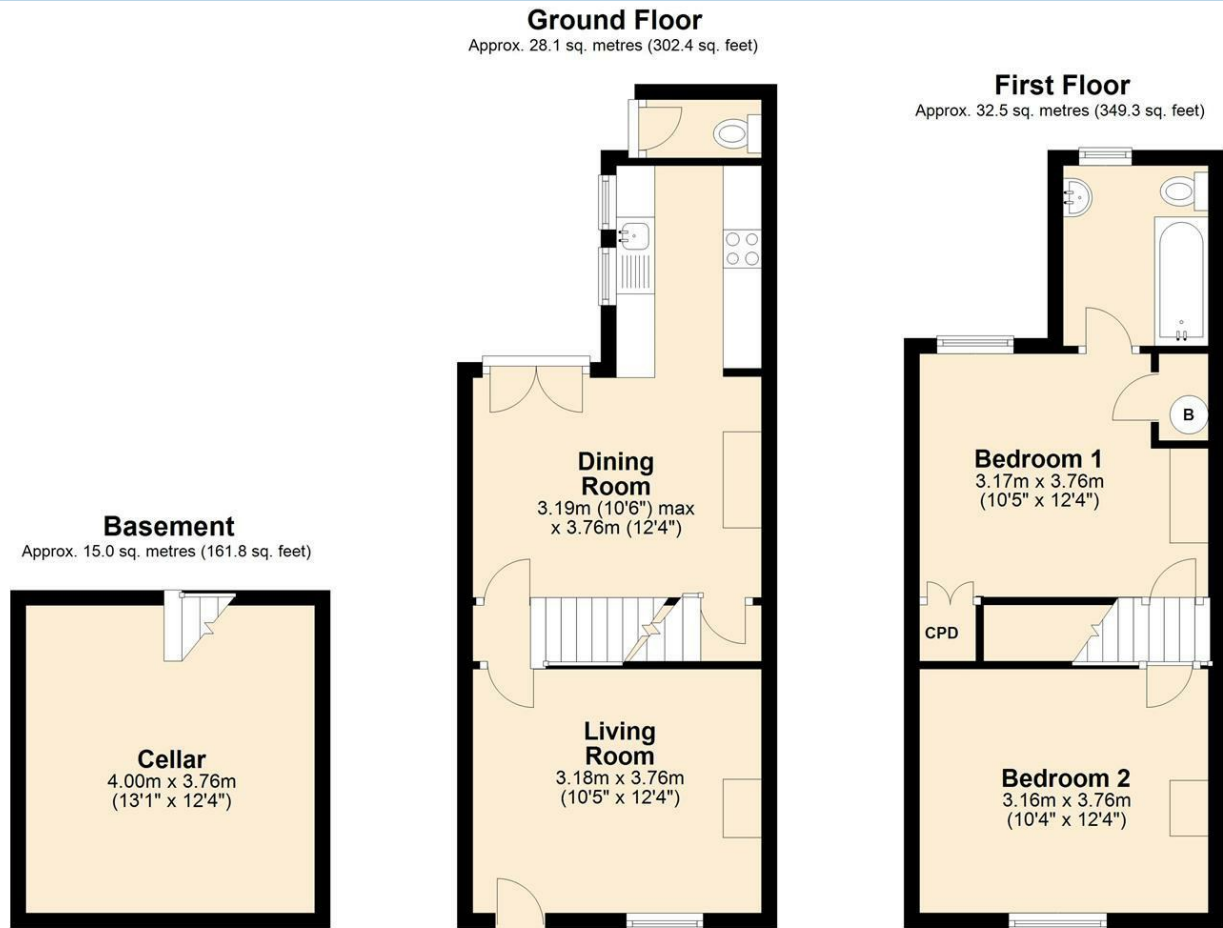
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



Total area: approx. 75.6 sq. metres (813.5 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	58	(55-68) D	55
(39-54) E	63	(39-54) E	61
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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