

FOR
SALE



25 Brockington Drive, Tupsley, Hereford HR1 1TA

£350,000 - Freehold



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PROPERTY SUMMARY

Traditional semi-detached house in sought-after residential location with 3 bedrooms, conservatory, gas central heating, garage, very large gardens with fantastic views. No onward chain.

POINTS OF INTEREST

- *Traditional semi-detached house*
- *Sought-after residential area*
- *Spectacular views*
- *Gas central heating, double glazing*
- *3 Bedrooms*
- *Very large gardens with spacious terrace*



ROOM DESCRIPTIONS

Canopy Porch

With door to the

Entrance Hall

Tiled floor, radiator, window, understairs storage cupboard, central heating programmer and door to the

Lounge

Coal-effect gas fire with surround, corner shelving, radiator, bay window, panelled glazed doors to

Dining Room

Laminate flooring, radiator, door to Kitchen and double doors into the

Conservatory

Radiator, double doors to terrace.

Kitchen

Fitted with wood-effect base and wall mounted units with worksurfaces, tiled splashbacks, sink unit, plumbing for washing machine and dishwasher, tiled floor, built-in electric double oven, 4-ring gas hob and extractor hood, Worcester gas-fired central heating boiler, window to rear, door to Hall and to side passageway.

Staircase leads from the Entrance Hall to the

Landing

Hatch to roof space, window, radiator.

Bedroom 1

Fitted wardrobes, radiator, window to front.

Bedroom 2

Airing cupboard with radiator, window to rear.

Bathroom

White suite comprising a bath with mixer tap, mains shower, glass screen, part-tiled walls, wash hand-basin with cupboard under, WC, extractor fan, ladder style radiator, 2 windows.

Bedroom 3

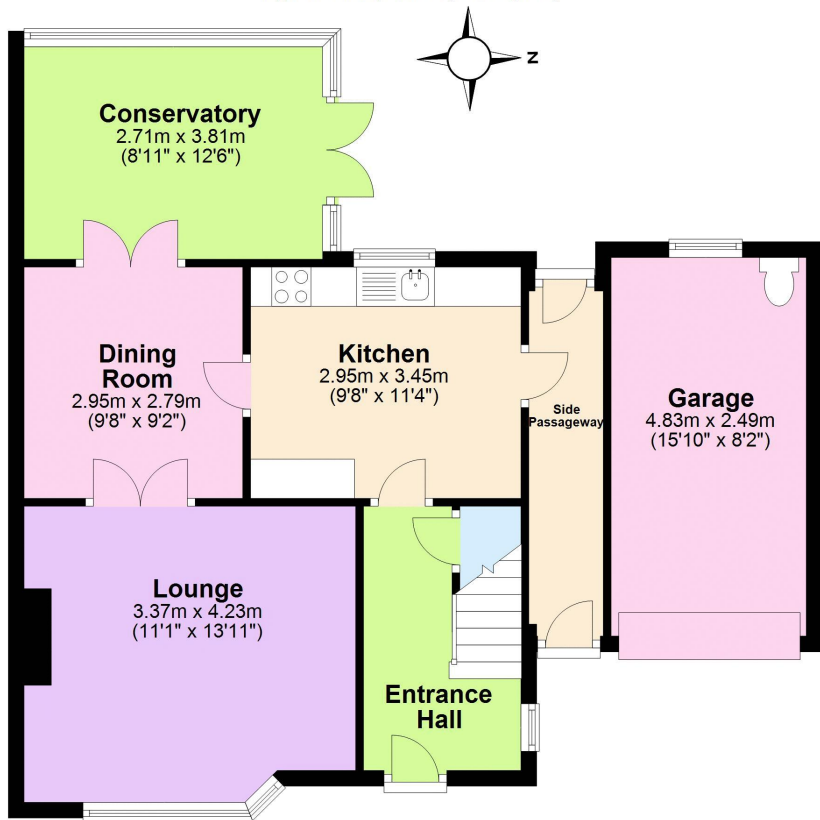
With built-in bed base, radiator and window to front.

Outside

To the front of the property is tarmacadam providing excellent parking space and there is a brick boundary wall. The GARAGE has double wooden doors, light, power, WC and wash hand-basin. There is access via a covered side passageway with doors to front and rear. There is a very large rear garden which is a prime feature of the property, enclosed by hedging and fencing with side access gate to a footpath. There is a large raised flagstone terrace with glazed panels and chrome balustrading. The gardens are primarily lawned on two levels with a workshop/studio and large store shed. Outside water tap.

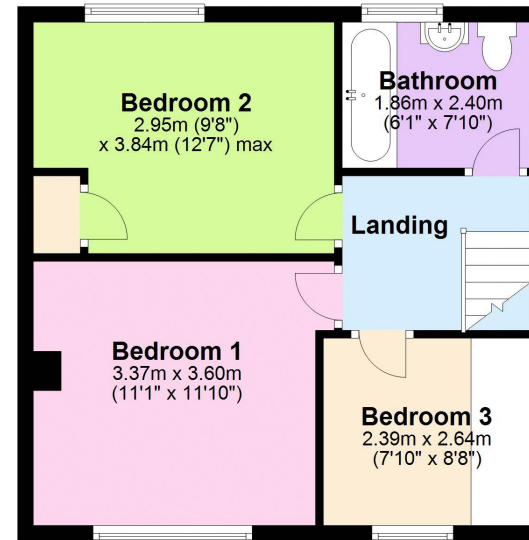
Ground Floor

Approx. 69.7 sq. metres (750.3 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 110.4 sq. metres (1188.3 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

25 Brockington Drive, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	70	83
England, Scotland & Wales		
EU Directive 2002/91/EC		