

FOR
SALE



70 Prospect Walk, Tupsley, Hereford HR1 1PD

£219,500 - Freehold

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PROPERTY SUMMARY

Outskirts of the city a spacious mid terraced house with 2 reception rooms, fitted kitchen, 3 good sized bedrooms, gas central heating, double glazing, garden. Ideal family home!

POINTS OF INTEREST

- *Popular residential location*
- *Spacious mid-terraced house*
- *2 Receptions, fitted kitchen*
- *3 Good size bedrooms*
- *Ideal family home*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC entrance door through to the

Spacious Reception Hall

Fitted carpet, radiator, staircase to the first floor, understairs storage area and door to the

Lounge

Fitted carpet, radiator, large double glazed window to the front aspect, feature fireplace with hearth, display mantel and built-in gas coal-effect living flame fire and open-plan access to the

Dining Room

Fitted carpet, radiator, double glazed window to the rear and access to the

Fitted Kitchen

With single drainer sink unit with mixer tap over, range of wall and base cupboards, worksurfaces with tiled splashbacks, easy to maintain flooring, double glazed window and door into the rear garden, eye-level glass display cabinet, built-in single oven and 4-ring gas hob, space and plumbing for washing machine, space for upright fridge/freezer, access door from the Reception Hall, pantry-style cupboard, central spotlighting.

Landing

Fitted carpet, access hatch to loft space, built-in airing cupboard (also housing the gas central heating boiler) and door to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect enjoying a pleasant outlook, 2 built-in single wardrobes.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear and built-in single wardrobe.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect.

Bathroom

Suite comprising panelled bath with shower unit over and glazed screen, pedestal wash hand-basin with tiled splashback, low flush WC, radiator, 2 double glazed windows.

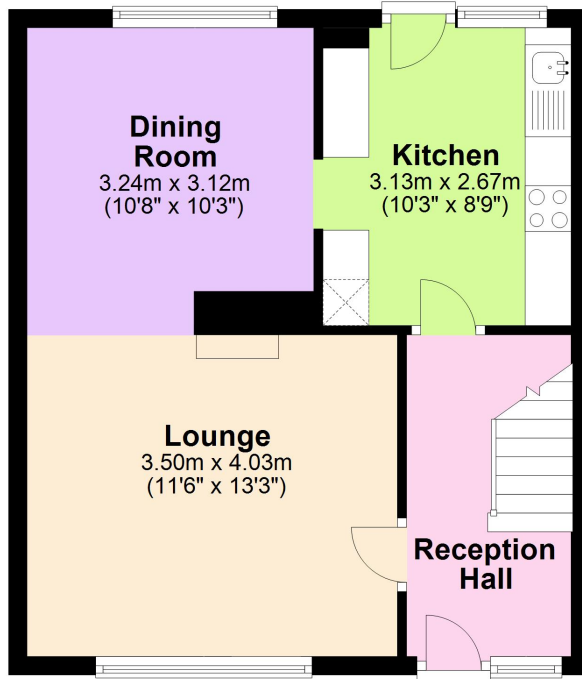
Outside

The front garden has been landscaped for easy maintenance, enclosed by walling and hedging and with paved pathway leading to the front entrance door. To the immediate rear of the property there is a paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn, bordered by flowers and shrubs and enclosed by walling and fencing to maintain privacy. There are 2 useful outside garden stores, outside tap, rear access gate to the communal parking.



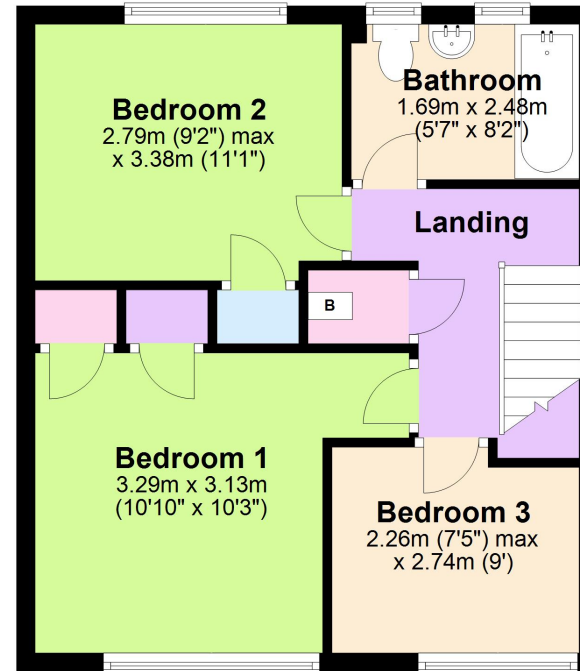
Ground Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 81.2 sq. metres (873.5 sq. feet)

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

70 Prospect Walk, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			