

FOR
SALE



3 Prospect Walk, Tupsley, Hereford HR1 1NX

£225,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

An excellent mid-terraced house located on a popular development overlooking college grounds, just over a mile northeast of the Cathedral City of Hereford. Local amenities include various shops, primary and secondary schools and the property is ideally placed for access to Hereford's further education colleges (art, sixth form & technical) and also for Hereford hospitals and railway station. Constructed in the 1950's, the property has replacement double glazing, gas central heating and a conservatory and is ideal for a young family with an enclosed garden with rear access to a communal carpark.

POINTS OF INTEREST

- *Popular residential location*
- *Excellent mid-terraced house*
- *3 bedrooms*
- *Gas central heating and double-glazing*
- *Conservatory*
- *Garden with rear pedestrian access*
- *Communal parking*



ROOM DESCRIPTIONS

Entrance Porch

Tiled floor and door into the

Entrance Hall

With radiator, laminate flooring, door to the

Open plan Lounge/Dining Room

Coal-effect gas fire with surround, radiator, window to front, sliding doors to the

Conservatory

With electric heater, double doors to garden.

Kitchen

Fitted with beech effect base and wall mounted units, worksurfaces with splashbacks, 1½ bowl sink unit, plumbing for washing machine, doors to Hall and rear.

Staircase leads from the Entrance Hall to the first floor landing

With central heating thermostat, radiator.

Bedroom 1

Fitted wardrobe and built-in airing cupboard housing the gas central heating boiler, radiator, window to rear with outlook over the carpark with Blackberry Hill beyond.

Bedroom 2

Hatch to roof space, radiator, window.

Bedroom 3

Radiator, window to front.

Bathroom

White suite comprising bath with mixer tap, mains shower, wash hand-basin, WC, radiator and window.

Outside

The property is accessed via a footpath and the front garden is lawned, enclosed by hedging and to the rear there is an enclosed lawned garden with a gravelled area, brick storage shed, garden shed, ornamental shrubs, water tap and rear pedestrian access to a communal carpark.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band B - payable 2023/24 £1712.95

Water and drainage - metered supply.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

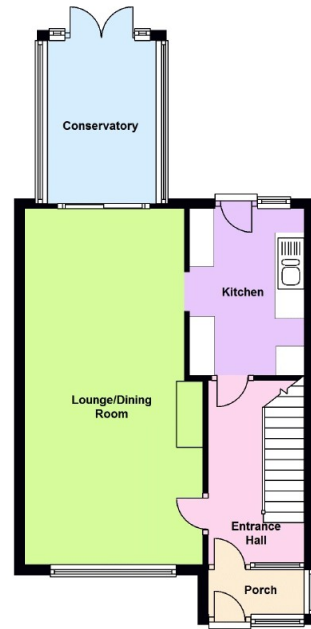
Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

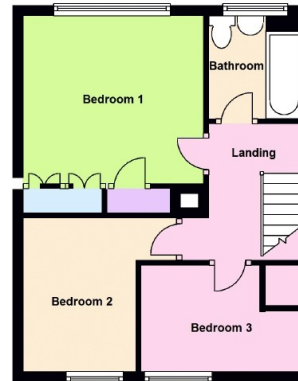
Directions

What3words - energetic.waving.begins

Ground Floor



First Floor



These plans are for identification and Reference only.
Plan produced using The Mobile Agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		