

FOR
SALE



9 Longworth Road, Tupsley, Hereford HR1 1SP

£299,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a 3 bedroom semi-detached chalet style bungalow offering ideal retirement/small family accommodation. The property has the added benefit of driveway parking, garage, gas central heating, double glazing and modern fitted kitchen and bathrooms. Planning permission has been granted for a single story extension. The property is well presented throughout and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi-detached chalet bungalow*
- *Popular residential location*
- *3 Bedrooms*
- *Gas central heating & double glazing*
- *Driveway parking & garage*
- *Must be viewed!*
- *Planning permission for single extension*
- *Lovely enclosed garden*



ROOM DESCRIPTIONS

Porch Area

With entrance door into the

Entrance Hallway

Wooden flooring, feature coving, radiator, useful understairs store cupboard and doors into the

Living Room

Fitted carpet, radiator, window to the front aspect.

Superb Kitchen

Fitted with matt grey wall and base units, a compact laminate worksurface, Lamona sink and drainer unit with mixer tap over and Quooker instant hot water tap, 4-ring induction hob, Lamona oven and grill and built-in Lamona microwave, integrated washer/dryer, integrated fridge/freezer, cupboard housing the Worcester Bosch gas central heating boiler, island with breakfast bar and storage, upright contemporary radiator, recessed spotlighting, smoke alarm and laminate flooring.

Bedroom 2

Fitted carpet, radiator, window to the rear aspect.

Bathroom

White suite comprising panelled bath with mains fitment shower over, low flush WC, vanity wash hand-basin, heated towel rail, partially tiled surround, laminate flooring, opaque window to the front aspect, extractor.

First floor landing

Fitted carpet, 2 Velux windows, smoke alarm, useful storage cupboard, door to eaves storage and doors to

Bedroom 1

Fitted carpet, radiator, window to the side aspect and 2 Velux windows to the front and rear, double built-in wardrobe with sliding doors.

Bedroom 3

Fitted carpet, radiator, window to the rear aspect and built-in wardrobe.

Outside

To the front of the property, there is a concrete driveway with parking for several vehicles leading to the up-and-over door to the GARAGE and to the rear garden. To the front there is a small lawned area with a concrete pathway leading to the front entrance door and enclosed by a mixture of brick-walling, fencing and hedging. To the rear there is a large concrete patio area - perfect for entertaining with the remainder of the garden laid to lawn with apple and plum trees and enclosed by hedging and fencing to main privacy.

Services

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

Outgoings

Council tax band C - payable 2023/24 £1957.66

Water and drainage - rates are payable.

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 - lists.stays.spent

Agents Note

Planning Permission has been granted to demolish existing single garage for a single extension. Planning Number P211618 which is available on Herefordshire Council Website for further details.

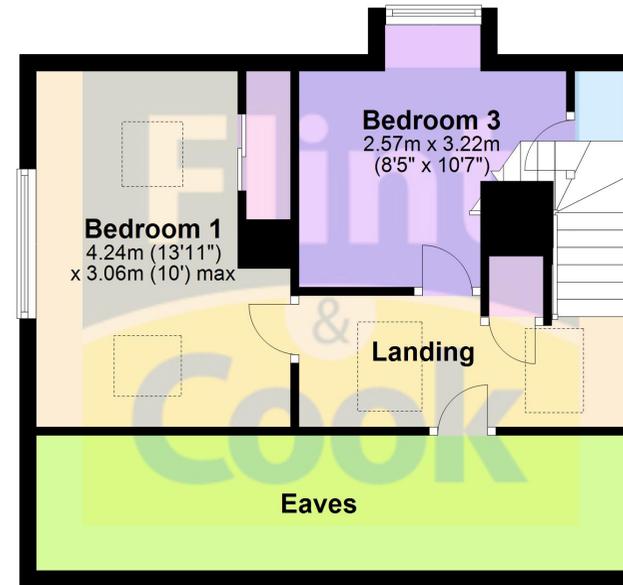
Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



Total area: approx. 103.1 sq. metres (1109.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			