

FOR
SALE



12a Church Road, Tupsley, Hereford HR1 1RP

£337,500 - Freehold

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

PROPERTY SUMMARY

Pleasantly situated in this highly sought-after location, a traditional 3 bedroom older-style semi detached house offering ideal family accommodation. The property has the added benefit of gas central heating, off-road parking, good size rear garden, wealth of traditional character and we strongly recommend an internal inspection. Hereford City centre is within easy reach and there are some very popular amenities nearby including primary and secondary schools and further education colleges, shop, mini-supermarket and fuel station and daily bus services.

POINTS OF INTEREST

- *Highly sought-after location*
- *Traditional 3 bedroom older style semi-detached house*
- *2 Receptions*
- *Kitchen & downstairs cloakroom*
- *Good size garden & off-road parking*
- *Ideal family home*
- *Must be viewed!*



ROOM DESCRIPTIONS

Entrance Porch

Feature glazed panelled entrance door through to the

Spacious Reception Hall

Fitted carpet, double radiator, picture rail, staircase to the first floor, telephone point and door to the

Dining Room

Fitted carpet, radiator, large window to the front aspect, picture rail and glazed panelled double sliding doors through to the

Lounge

Fitted carpet, radiator, picture rail, feature tiled fireplace with hearth, display mantel over and gas coal-effect living flame fire, large bay window to the rear with double doors opening onto the patio and separate access from the Reception Hall.

Kitchen

Comprising single drainer sink unit with pot-washer style mixer tap over, wall and base cupboards, breakfast bar, tiled splashbacks, quarry tiled floor, double glazed window to the side, large understairs pantry cupboard with side window, ample storage, electric light and door from the Kitchen to the

Rear Lobby

With stable door to the side and door to the

Downstairs WC

High flush cistern, glazed window.

Separate Utility Cupboard

Space and plumbing for washing machine and tumble dryer, powerpoints.

First floor landing

Fitted carpet, access to loft space, built-in airing cupboard (also housing the gas central heating boiler), feature leaded glass window to the side and door to

Bedroom 1

Fitted carpet, picture rail, radiator, double glazed window to the front aspect, space for wardrobes and ornamental fire surround.

Bedroom 2

Exposed floorboards, picture rail, radiator, large window to the rear enjoying a pleasant outlook and built-in double wardrobe with overhead storage.

Bedroom 3

Fitted carpet, picture rail, glazed window to the rear enjoying a pleasant outlook.

Bathroom

Comprising roll-top clawfoot bath with handheld shower attachment over, pedestal wash hand-basin, low flush WC, double glazed window with blind, vinyl flooring, radiator towel rail.

Outside

Immediately as you step out to the rear there is a good size paved patio area providing the perfect entertaining space which then leads onto the main garden which is laid to lawn, bordered by flowers and shrubs and enclosed by high fencing to maintain privacy with a mature tree. Large timber garden shed/workshop with further garden store and covered area to the rear and raised decked area providing the perfect entertaining space and suntrap. Useful outside tap and side access gate. To the front of the property there is an enclosed garden with driveway providing off-road parking.

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

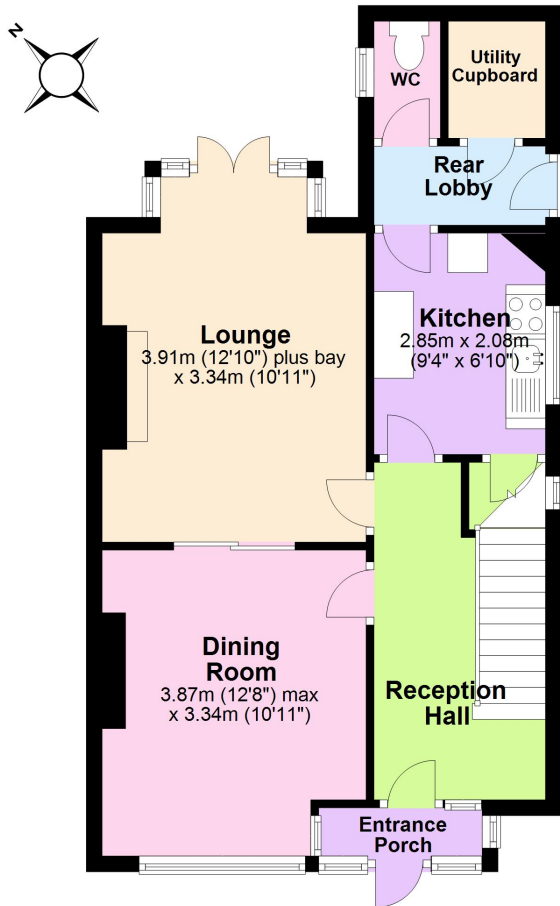
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - [comb.spare.organs](https://www.what3words.com)

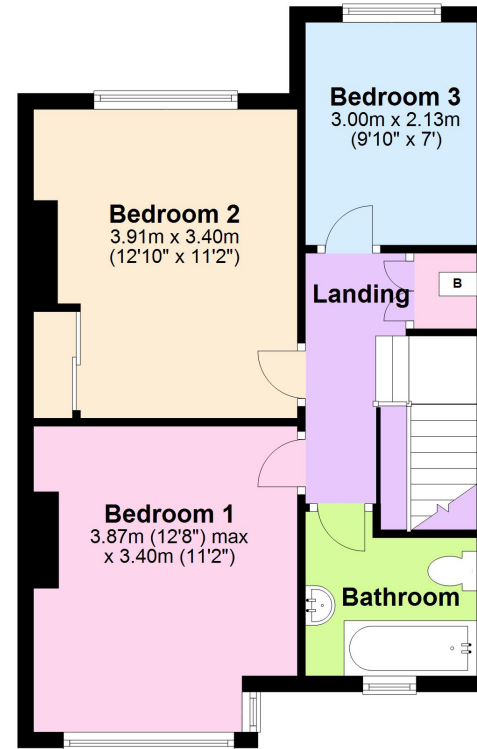
Ground Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 95.0 sq. metres (1023.0 sq. feet)

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

12a Church Road, 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		
	63	80
England, Scotland & Wales		
EU Directive 2002/91/EC		