

FOR
SALE



27 Prospect Walk, Tupsley, Hereford HR1 1NZ

£225,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a 3 bedroom end-terraced property requiring modernisation throughout and offering ideal first time buyer/investor accommodation and being offered For Sale with no onward chain. The property also has the added benefit of gas central heating, double glazing, garage and driveway parking, enclosed garden, solar panels and we highly recommend an internal inspection. Hereford City centre is within easy reach and there is also a range of popular amenities nearby including schools and further education colleges, shop, takeaways, countryside walks, Hereford railway station and hospital and regular daily bus services.

POINTS OF INTEREST

- *Popular residential location*
- *3 Bedrooms*
- *End-terraced house*
- *Gas central heating, double glazing*
- *Garage & parking*
- *Requires modernisation*
- *Ideal first time buyer/ investor accommodation*
- *No onward chain*



ROOM DESCRIPTIONS

Wooden entrance door leading into the

Entrance Porch

Tiled floor, 4 windows, coat and shoe storage, door into the utility area and door into the

Entrance Hallway

Fitted carpet, radiator, gas central heating thermostat, useful understairs storage space, carpeted stairs leading up to the first floor and doors into

Living Room

Wooden flooring, window to the front aspect, coal-effect electric fireplace and opening into the

Dining Room

Radiator, wooden flooring, sliding doors out to the rear garden and door into the

Kitchen

Fitted with wall and base units, ample worksurfaces, 1½ bowl sink and drainer unit, 4-ring gas hob and electric oven, under-counter space for washing machine and dishwasher, window and door into the Conservatory, radiator and door into the

Utility Area

Wooden flooring, door to the front entrance porch, gas central heating boiler, space for tumble dryer, fuseboard, fitted wall units and electric and gas meters.

Conservatory

Wooden flooring, window to the rear garden and 2 doors.

First floor landing

Fitted carpet, smoke alarm, useful storage cupboard with fitted shelving and doors to

Bedroom 1

Fitted carpet, radiator, window to the front aspect and useful built-in storage cupboard.

Bedroom 2

Fitted carpet, radiator, useful built-in storage cupboard and window to the front aspect.

Bedroom 3

Wooden flooring, radiator, window to the rear aspect and useful recess with wooden shelving.

Bathroom

Suite comprising panelled bath with electric shower over, pedestal wash hand-basin,

Separate WC

Low flush WC, radiator, fitted carpet, extractor and window.

Outside

To the front of the property there is an iron gate providing access onto the paved pathway leading to the front porch. The front garden is enclosed by hedging and is mainly laid to lawn. There is a side access gate leading to a covered area with carport which then leads to the rear of the GARAGE with up-and-over door, light and power and also to the remainder of the garden where there are double gates opening out onto the parking space, with the remainder of the garden laid to lawn and enclosed by a mixture of hedging, brick-walling and fencing.

Services

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

Outgoings

Council tax band TBC - payable 2024/25 £TBC.

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.

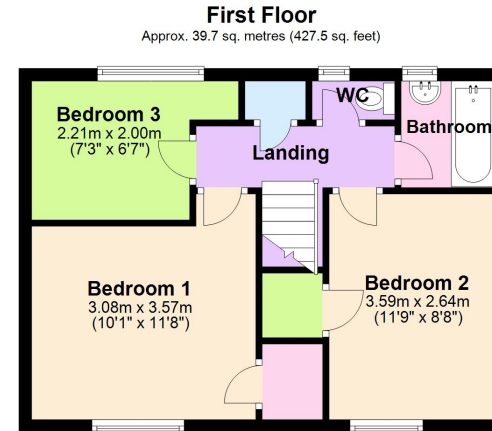
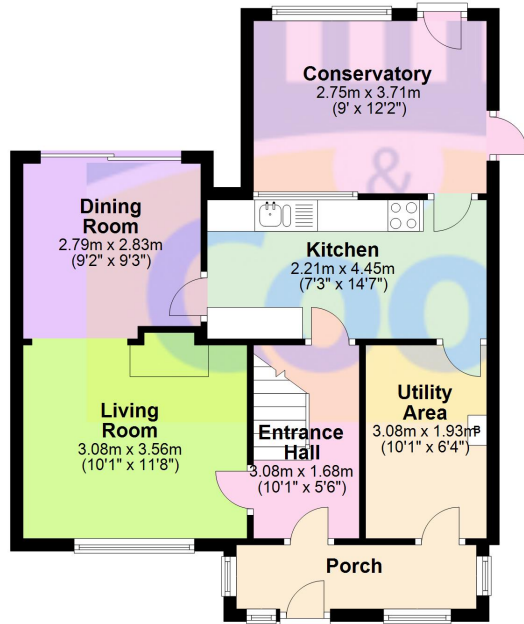
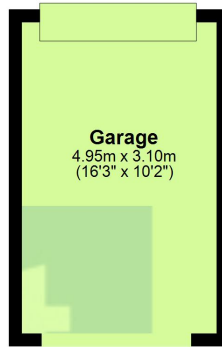
Viewing

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

Directions

What3words - post.cage.large

Ground Floor
Approx. 71.6 sq. metres (770.4 sq. feet)



Total area: approx. 111.3 sq. metres (1197.8 sq. feet)

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

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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	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			