



6 LONGWORTH ROAD TUPSLEY, HEREFORD HR1 1SP

£295,000
FREEHOLD

Situated in this popular residential location, a well presented and flexible 2/3 bedroom semi detached chalet style property offering the perfect opportunity for somebody downsizing and being sold with the benefit of no onward chain. The property offers flexible accommodation with two/ three bedrooms, a modern fitted wet room, a fantastic rear garden, a large driveway to the front and single garage with electric door. A viewing is highly recommended.



6 LONGWORTH ROAD

- 2/3 bed semi detached chalet style property
- Driveway parking, garage and fantastic rear garden
- Gas central heating & double glazing
- No onward chain!
- Popular residential location
- Modern fitted wet room



Full Description

Situated in this popular residential location, a well presented and flexible 2/3 bedroom semi detached chalet style property offering the perfect opportunity for somebody downsizing and being sold with the benefit of no onward chain. The property offers flexible accommodation with two/ three bedrooms, a modern fitted wet room, a fantastic rear garden, a large driveway to the front and single garage with electric door. A viewing is highly recommended.

Ground floor

With canopy porch and entrance door leading into

Entrance hall

With matwell, radiator, fitted carpet, carpeted stairs leading up with useful understair storage cupboard, central heating thermostat, coving and ceiling light point with doors leading into

Living room

With fitted carpet, radiator, ceiling light point, coving, dado rail, feature fireplace and double glazed window with fitted blind to the front aspect.

Dining room/ Bedroom 3

A flexible space offering ample room for dining or a ground floor bedroom with wood effect flooring, radiator, ceiling light point, coving and double glazed window overlooking the rear garden with fitted blind.

Kitchen

Fitted with matching wall and base cupboards, ample

work surfaces over, electric double oven, 4 ring gas hob with extractor over, integrated larder fridge, stainless steel 1 1/2 bowl sink and drainer unit, under counter space for washing machine, useful storage cupboard housing the hot water cylinder with hanging rail and fitted shelving, a pantry cupboard with light point and shelving, radiator and door out to the rear porch area and utility space.

Downstairs wet room

A modern fitted wet room with rainfall shower head, w/c, wash hand basin, fully tiled surround and floor, double glazed window, chrome heated towel rail and opaque pocket door.

Rear porch/ Utility area

Rear porch area With tiled floor, space for coat storage, stable door to the rear garden and door into the Utility cupboard With wall mounted gas boiler, gas meter, space and plumbing for washing machine and tumble dryer.

First floor landing

With fitted carpet, radiator, two velux windows, storage cupboard with fitted shelving, door to the eaves storage and doors into

Bedroom one

With fitted carpet, radiator, ceiling light point, double glazed window with fitted blind, velux window and double built in wardrobe with sliding doors.

Bedroom two

With fitted carpet, radiator, double glazed window overlooking the rear garden, ceiling light point and built in wardrobe with hanging rail and fitted shelf.

Outside

To the rear a fantastic westerly facing mature garden comprising of two areas of lawn, a fantastic paved patio area, an ornamental pond with electric pump, vegetable beds, a stoned area with greenhouse, an array of ornamental plant's and shrubbery, a useful wooden storage shed and enclosed by fencing. A concrete pathway provides access to the side access and to the personal door to the garage. To the front a large driveway with parking for many vehicles with a border of ornamental plants and shrubbery, a canopy porch with access to the front door and gates to the side leading to the single garage and rear garden. A single garage with electric roller door to the front, personal door to the side, light and power.

Directions

Proceed east out of Hereford on Ledbury Road, at the roundabout take the second exit continuing onto Ledbury Road, at the traffic lights take the right hand turning onto Church Road, proceed past the school and to the next roundabout and take the third exit right onto Hampton Dene Road, taking the right hand turning for Wellington Place, the left hand turning for Longworth Road and the property is situated on the right hand side.

Services

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

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering

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

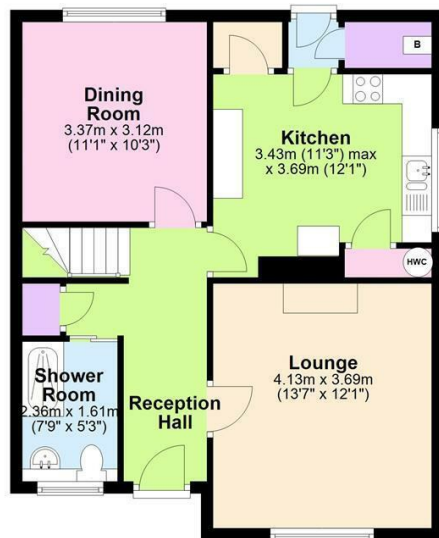
6 LONGWORTH ROAD





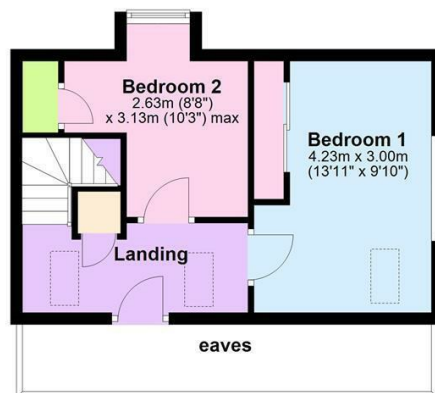
Ground Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



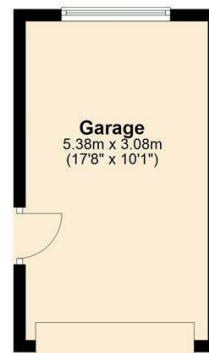
First Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



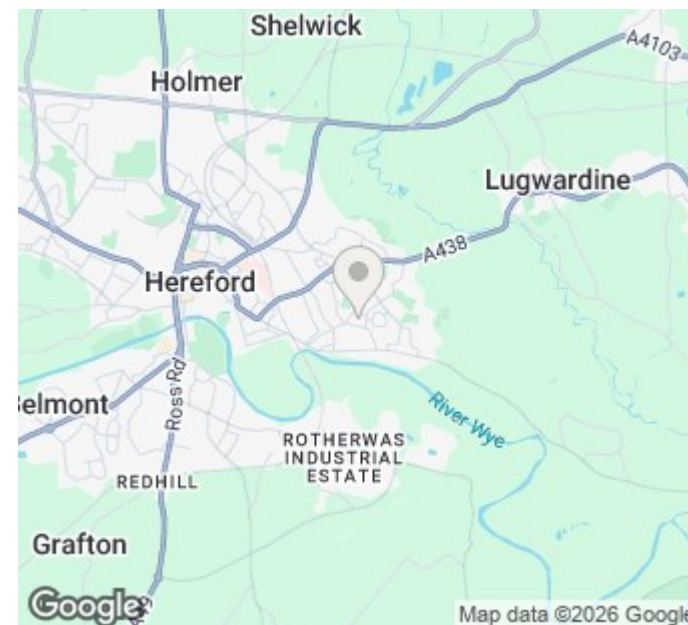
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 86.9 sq. metres (935.4 sq. feet)

6 Longworth Road, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: D Council Tax Band:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

