



26 CHURCH ROAD

TUPSLEY, HEREFORD HR1 1RR

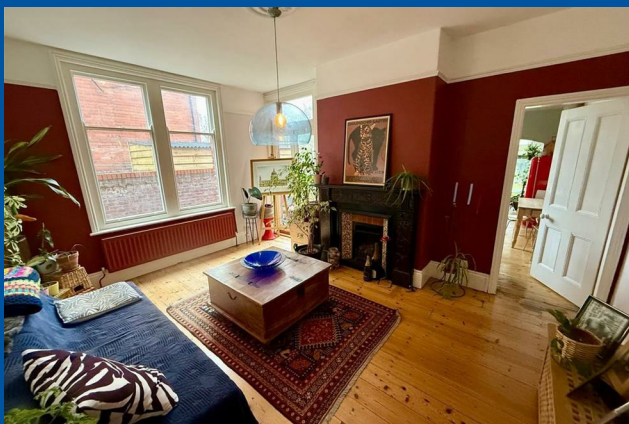
£395,000
FREEHOLD

An attractive semi-detached period residence, in a prime residential area, with 4 bedrooms, excellent living space, off road parking and a good sized garden. This elegant semi detached period property is conveniently located on the well established and much sought after residential area about a mile and half north east of the cathedral city of Hereford, close to a large recreation area known as "The Quarry". Local amenities include a range of shops and public houses, a bus service, doctors surgery, primary school all within the catchment area for Bishop's Blue Coat senior school. Constructed in the early 20th century the property retains various original features such as fireplaces, sash windows and picture rails etc. and provides excellent family accommodation (about 1,400 sq. feet) with gas central heating, off road parking and a good sized rear garden. The whole is marketed as follows



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- 4 Bedrooms • Good size enclosed rear garden • Prime residential location • Off road parking • Semi detached period property • Must be viewed



Full Description

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Local amenities include a range of shops and public houses, a bus service, doctors surgery, primary school all within the catchment area for Bishop's Blue Coat senior school.

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Breakfast/Garden Room

With a tiled floor, radiator, walk in store cupboard with a Belfast sink unit, tiled floor and a window.

Bedroom 1

With exposed floorboards, an original fireplace, radiator and 2 windows to the front.

Money Laundering Regulations

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

Bathroom

With a shower bath, mixer tap , electric shower and screen, wash hand basin, WC, tiled floor, part tiled walls, ladder style radiator and a window.

Bedroom 2

With exposed floorboards, an original fireplace, radiator, widows to the side and rear.

Bedroom 3

With original fireplace, radiator and windows to the side.

Sitting Room

With coal effect gas fire with tiled inset and wooden surround, radiator, exposed floorboards, a built in book shelving and storage cupboard and a bay window to the front.

Kitchen

With exposed floorboards, fitted base units with work surfaces ad tiled splash backs, plumbing for a washing machine and dishwasher, a built in electric oven and 4 ring gas hob, radiator, wall mounted gas fired central heating boiler. Steps down to the

Cloakroom

With WC and window.

Entrance Hall

With original tiled flooring, window, radiator, under stair storage cupboard and staircase leading up to the first floor.

Outgoings

Council tax band C - £2,050.97 payable for 2024/2025 Water and drainage rates are payable.

First Floor Landing

With access hatch to the roof space.

Outside

To the rear there is side access via a gate to a flagstone paved area and a step to a further patio with pergola and the good sized rear garden which is enclosed by fencing and mainly laid to lawn with ornamental shrubs and a garden shed.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Directions

From Hereford proceed towards Ledbury on the A438, continue past the Rose and Crown public house and at the traffic lights turn right into Church Road and after a short distance the property is located on the right hand side.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Bedroom 4

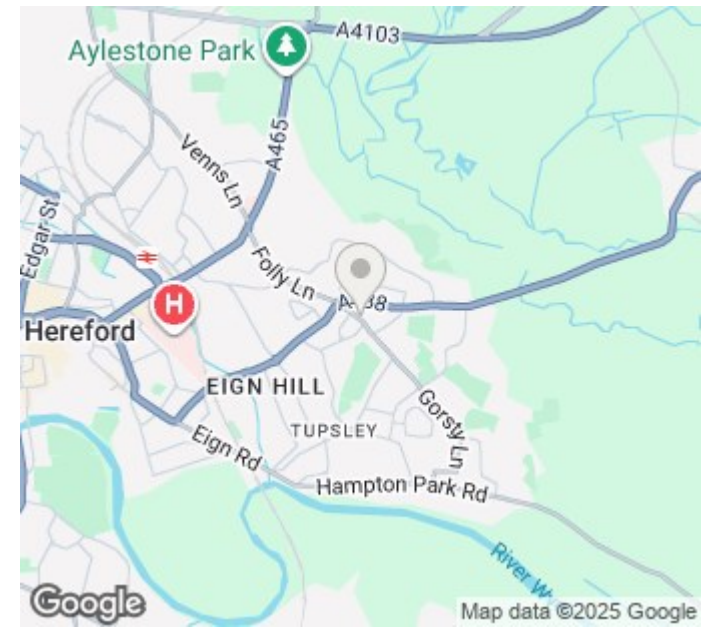
With exposed floorboards, radiator and a window to the rear.

Dining Room/Living Room


With exposed floorboards, a coal effect fireplace with original surround, radiator, 2 windows to the side and double doors to the rear.

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EPC Rating: Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC 

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

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