



## 1 MOUNT CRESCENT TUPSLEY, HERFORD HR1 1NF

£385,000  
FREEHOLD

Located in a sought-after residential area, this extended detached home offers spacious, versatile accommodation ideal for family living. Featuring 3 bedrooms and 3 bathrooms, along with a private garden, driveway parking and a single garage, the property is offered for sale with no onward chain.



# 1 MOUNT CRESCENT

- Sought after residential location
- Extended detached house
- Ideal family home
- Single garage, parking & garden
- Sold with no onward chain
- Three bedrooms, three bathrooms



## Ground Floor

With recessed entrance porch and wooden front door leading into the

## Entrance Hall

With wood flooring, ceiling light point, carpeted stairs leading up, radiator and doors leading off to the dining room & living room.

## Living Room

A spacious lounge with dual aspect double glazed windows and single door leading out to the rear patio, ceiling light point, three wall lights, fitted carpet, coving, two radiators and feature gas fireplace. A door from the lounge leads on through to the kitchen.

## Dining Room

With wood flooring, ceiling light point, large double glazed bay window to the front aspect, radiator, picture rail and large opening into the

## Kitchen/Breakfast Room

A modern fitted kitchen with matching wall and base units with ample work surface space over. Integrated appliances to include 1 1/2 sink and drainer unit, Bosch double oven, five ring gas hob with extractor hood over, integrated dishwasher, ample space for a dining table, useful pantry with fitted shelving and space for a freestanding fridge/freezer, useful understair storage cupboard, recess spotlights, wood floor with underfloor heating, double glazed window to the rear and added velux. A door then leads to the

## Utility Room

With matching wall and base units with work surface space over, 1 1/2 bowl sink and drainer unit, integrated washing machine, radiator, underfloor heating, recess spotlights, door into the downstairs shower room and door to the rear garden.

## Shower Room

Comprising the large walk in shower with mains fitment shower head over and panelled surround, vanity wash hand basin with storage below, low flush w/c, chrome heated towel rail, underfloor heating and double glazed window.

## First Floor Landing

With fitted carpet, ceiling light point, loft hatch, radiator, double glazed window to the rear aspect, large airing cupboard with ceiling light point, fitted carpet, radiator and double glazed window. Doors lead from the landing into

## Bedroom One with En-suite

A light and airy principal bedroom with double glazed bay window to the front aspect, fitted carpet, picture rail, radiator, ceiling light point and door leading into the

En-suite shower room

Comprising corner walk in shower with tiled surround and mains fitment shower head over, pedestal wash hand basin, low flush w/c, radiator, tiled floor and recess spotlights.

### Bedroom Two

Another spacious double bedroom with fitted carpet, ceiling light point, picture rail, double glazed window to the front aspect and built in wardrobes.

### Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

### Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, low flush w/c, pedestal wash hand basin, tiled floor, double glazed window, radiator and recess spotlights.

### Outside

To the front, double gates open out onto a concrete driveway for one car with access to the single garage and side access gate. There is a pedestrian gate leading to a concrete path to the front door bordered by two areas of lawn and with access to the second side access gate.

To the rear there is a good sized patio perfect for entertaining with an area of lawn and array of planted and shrubbery. There are two side access gates leading to the front and a personal door to the rear of the garage. There is a secondary patio area with useful wooden storage shed. Useful outside tap.

### Single Garage

With up and over door to the front, light, power and wall mounted gas central heating boiler.

### Directions

Proceed east out of Hereford city along Blueschool Street continuing to Bath Street, St Owen Street and in to Ledbury Road. At the traffic lights continue straight over into Mount Crescent and the property is situated immediately on the left hand side.

### Money Laundering

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

### Opening Hours

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

### Outgoings

Water and drainage rates are payable.

### Property Services

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

### Residential Lettings & Property Management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### Tenure & Possession

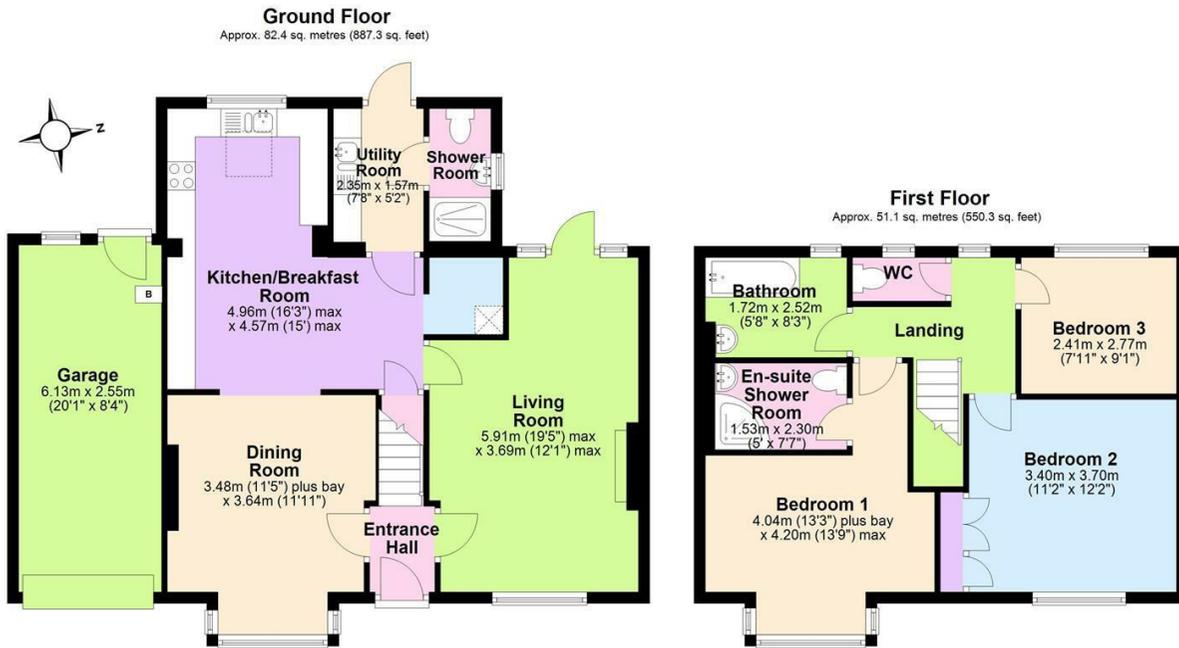
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

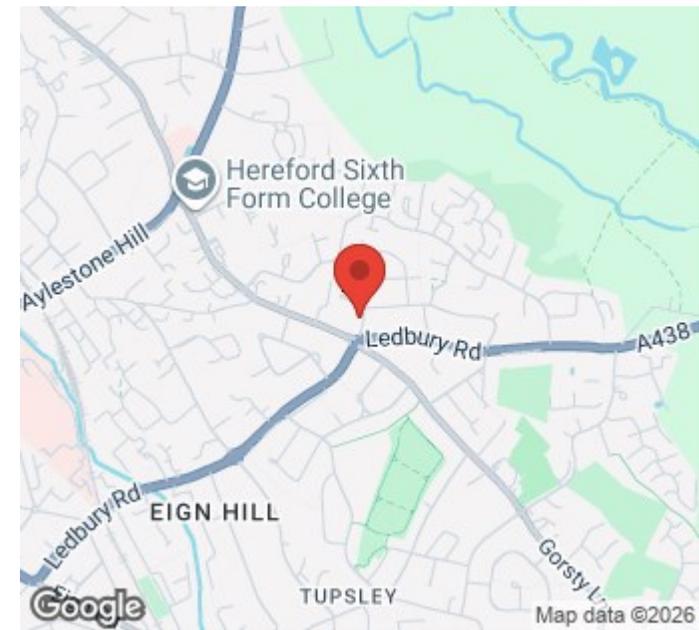
## 1 MOUNT CRESCENT





Total area: approx. 133.6 sq. metres (1437.6 sq. feet)  
1 Mount Crescent, Hereford

**EPC Rating: D**    **Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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