



41 QUARRY ROAD
TUPSLEY, HEREFORD HR1 1SS

£315,000
FREEHOLD

A superb traditional three bedroom semi-detached house located in this popular residential area, benefiting from gas central heating and a good sized garden. The property requires some updating and offers excellent potential for improvement.



41 QUARRY ROAD

- Traditional Semi-detached house
- Sought-after location
- 3 Bedrooms
- Gas central heating
- In need of updating
- Good sized garden
- Viewing advised



Canopy Porch

With door through to the

Entrance Hall

With an under stairs storage cupboard, radiator and staircase up to the first floor.

Lounge/Dining Room

With bay windows to the front, patio doors to rear, radiator and a serving hatch to the

Kitchen

Fitted with base and wall mounted units, work surfaces, sink, space and plumbing for a washing machine, radiator and door to the side passageway.

First Floor Landing

With an access hatch to the roof space, window and doors to

Bedroom 1

Fitted with a built-in wardrobe, airing cupboard with modern gas central heating boiler, radiator and window to the front.

Bedroom 2

With a storage unit, radiator, window to the front with a distant view towards Blackbury Hill and Fownhope Woods.

Bedroom 3

With a built-in bed base, fitted wardrobe and dressing table, radiator, store cupboard with shelving and a window to the front.

Shower Room

With a large shower cubicle with electric fitment, wash hand basin, MWC part tiled walls, ladder style radiator and 2 windows,

Outside

To the front of the property is a brick effect driveway.

Garage

With light and power and a window.

To the rear is a good sized garden, enclosed by fencing and with a large paved patio. There is a retaining wall with steps which lead down to the lower garden which is laid to gravel and has an ornamental pond and a feature brick circle with ornamental trees.

Property Services

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

Outgoings

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

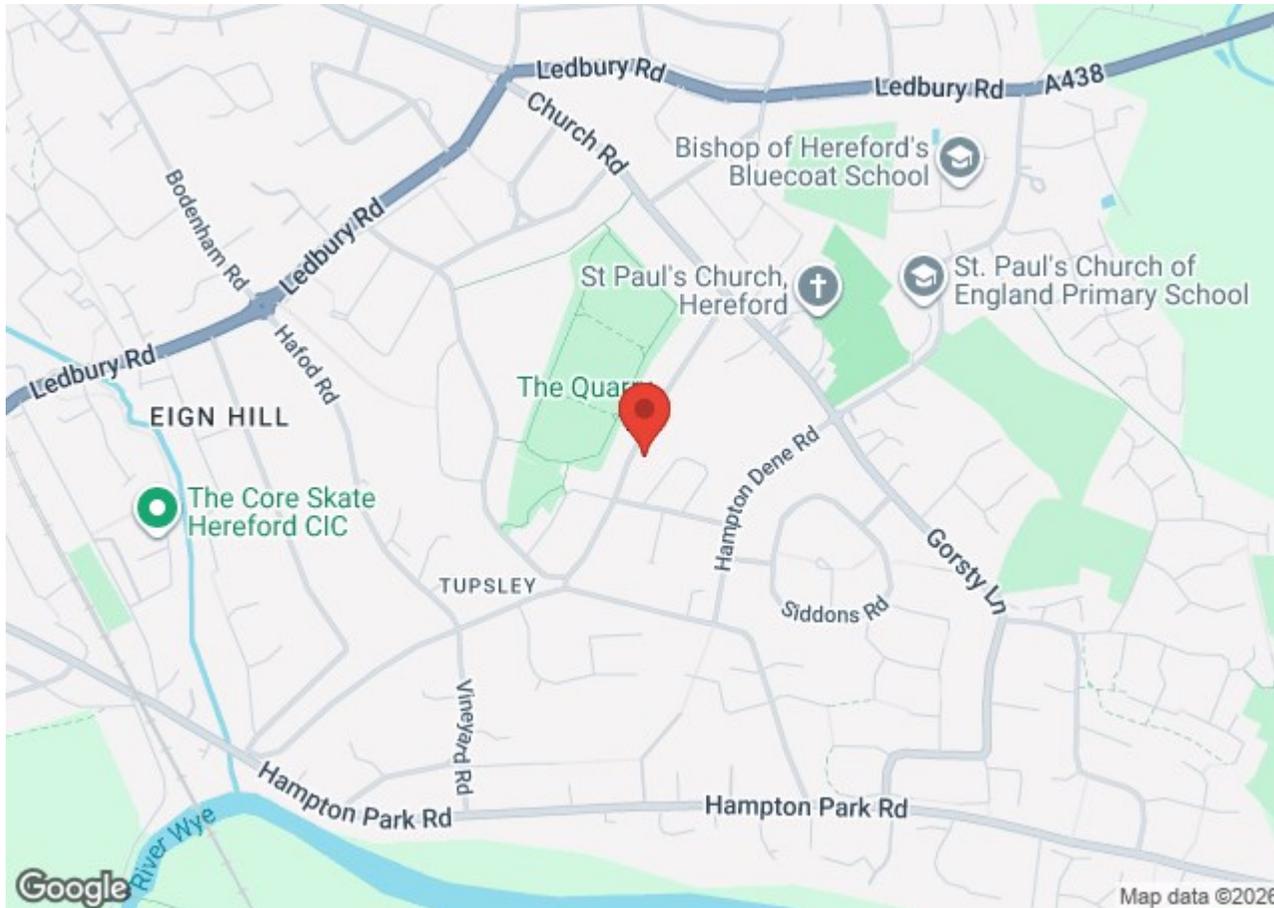
Strictly by appointment through the Agent (01432) 355455.

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.

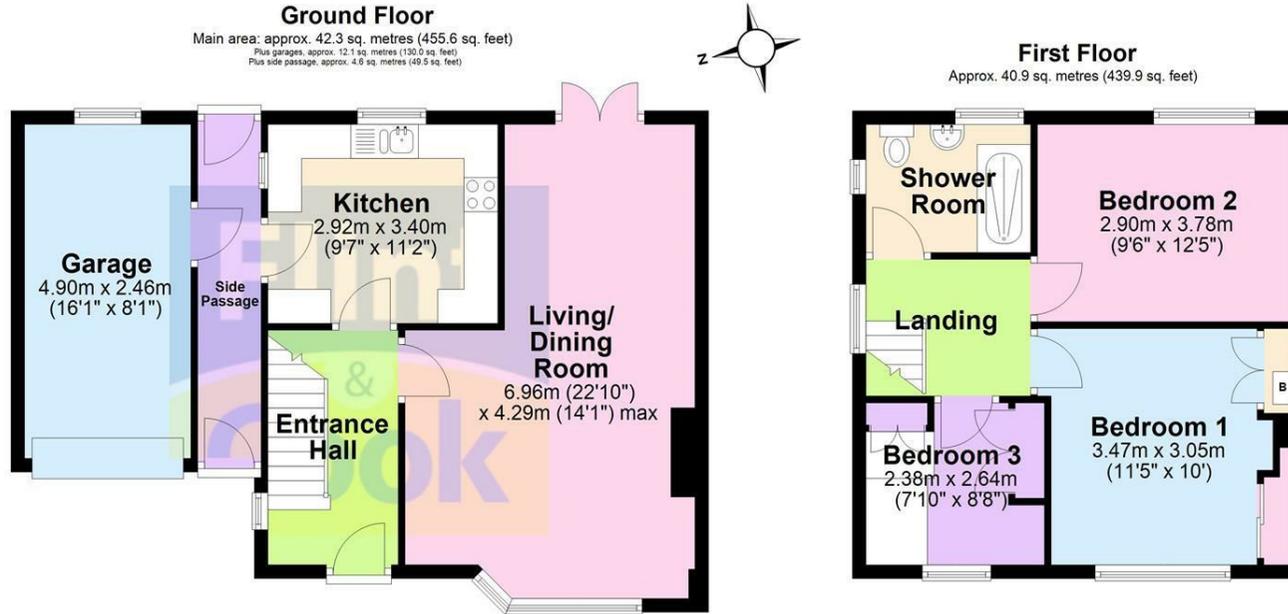
Money Laundering

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



41 QUARRY ROAD





EPC Rating: D Council Tax Band: C

Main area: Approx. 83.2 sq. metres (895.5 sq. feet)
Plus garages, approx. 12.1 sq. metres (130.0 sq. feet)
Plus side passage, approx. 4.6 sq. metres (49.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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 & 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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