



## 42 UNDERHILL ROAD TUPSLEY, HEREFORD HR1 1SZ

£269,950  
FREEHOLD

Peacefully situated in this highly sought after location, a spacious 2 bedroom semi-detached bungalow offering ideal retirement accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas-central heating, double glazing, garage and driveway, private side-facing rear garden and we strongly recommend an internal inspection.





## 42 UNDERHILL ROAD

- Highly sought after location
- Spacious 2 bedroom semi-detached bungalow
- 2 reception rooms & fitted kitchen
- Garage & driveway
- Private south-facing rear garden
- Ideal for retirement



### Reception Hall

With radiator, coved ceiling, store cupboard with shelf over, door to the dining room and glazed panel door to the

### Lounge

With fitted carpet, double radiator with display shelf over, double glazed window to the front aspect, coved ceiling and feature fireplace with hearth, display mantle and built-in gas coal effect fire.

### Dining Room

With fitted carpet, double radiator, coved ceiling, double glazed window to the front aspect and archway to the

### Fitted Kitchen

With 1 ½ bowl sink unit with mixer tap, range of wall and base cupboards, ample work surfaces with tiled splash backs, tiled floor, space and plumbing for washing machine, space for upright fridge/freezer, built in single oven and 4 ring gas hob with cooker hood over, central spot lighting, double glazed window to the side and an internal door to the garage.

### Inner Hallway

With central heating thermostat, useful store cupboard, access hatch to the loft space, radiator and door to

### Bedroom 1

With fitted carpet, radiator, double glazed window to the rear, coved ceiling, built in double wardrobe and airing cupboard with shelving.

### Bedroom 2

With fitted carpet, double radiator, coved ceiling, built in double wardrobe and double glazed double doors with vertical blinds to the rear patio and garden.

### Bathroom

Fitted with suite comprising bath with shower unit over, pedestal wash hand basin, low flush WC, radiator, 2 double glazed windows, vinyl flooring and coved ceiling.

### Outside

At the front of the property, there is an attractive lawned garden bordered flowers and shrubs with a pathway leading to the front door. A driveway, providing off-road parking leads to the

### Garage

With up and over door, power and light points, wall-mounted gas central heating boiler, internal door to the kitchen and external door to the rear garden.

Immediately to the rear is a paved patio area providing the perfect entertaining space which leads onto the rear garden which is laid to lawn bordered by flowers and shrubs, all enclosed by hedging and fencing to maintain privacy. There is a useful outside tap, greenhouse, store sheds and a further paved patio at the bottom of the garden.

### Property Services

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

### Outgoings

Council tax band 'C' - £2,159 for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed east out of Hereford city centre along Blueschool Street continuing into Bath Street, St Owen Street and Ledbury Road. After passing the Rose & Crown public house turn right into Quarry Road and then first right into Underhill Road.

### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing

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

### 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 Regulations

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

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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 

**EPC Rating:**      **Council Tax Band: C**

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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