



## 4 SEATON AVENUE

TUPSLEY, HERFORD HR1 1NN

£320,000  
FREEHOLD

Peacefully situated in this highly sought after location, a 3 bedroom older style semi-detached house offering ideal ideal family accommodation. The property has the added benefit of gas central heating, luxury fitted bathroom, a wealth of character and charm, a good sized south facing rear garden, off road parking and we strongly recommend an internal inspection.





## 4 SEATON AVENUE

- Ideal family home
- Highly sought after location
- Spacious 3 bedroom older style semi-detached house
- Good sized south facing rear garden
- Luxury fitted bathroom
- Must be viewed



### Full Description

Peacefully situated in this highly sought after location, a 3 bedroom older style semi-detached house offering ideal ideal family accommodation. The property has the added benefit of gas central heating, luxury fitted bathroom, a wealth of character and charm, a good sized south facing rear garden, off road parking and we strongly recommend an internal inspection.

### Reception Hall

With mat well, exposed floorboards, radiator, recessed spotlighting, under stairs storage area also housing the updated gas central heating boiler, exposed brickwork, stairs to the first floor and door to the

### Lounge

With exposed floorboards, double glazed bay window to the front aspect with blinds, feature brick chimney breast with hearth and wood burning stove, display shelving and door to the

### Kitchen/Dining Room

With single drainer sink unit with mixer tap over, a range of wall and base cupboards, work surfaces, space for appliances, exposed chimney breast, 2 radiators, space and plumbing for a washing machine and tumble drier, partially double glazed door to the side driveway, double glazed window overlooking the rear garden, double glazed door opening onto the rear patio and garden, exposed chimney breast with recess.

### First Floor Landing

With exposed floorboards, double glazed side window, access hatch to the loft space and door to

### Bedroom 1

With exposed floorboards, radiator, double glazed bay window to the front aspect with blinds, ornamental fireplace and 2 fitted double wardrobes.

### Bedroom 2

With exposed floorboards, radiator, 2 double wardrobes, double glazed window with blind enjoying a pleasant outlook across the rear garden.

### Bathroom

With suite comprising a free standing bath with a shower attachment over, vanity wash hand basin with storage below, low flush WC, double glazed windows, recessed spotlighting, tiled floor, ladder style towel rail/radiator and a large double walk in shower with rainwater style shower head.

### Bedroom 3

With exposed floorboards, radiator, double glazed window with blind to the front aspect.

### Outside

To the immediate rear of the property there is a good sized paved patio area which is partially covered and which leads on to the main rear garden which is laid to lawn, well enclosed by high fencing and trees for privacy and with it facing south it is a lovely sun trap. There is also a useful outside sink. To the front and side

of the property there is a driveway providing ample parking space and with potential for the erection of a garage, subject to the necessary consent.

#### 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 then first right in to Seaton Avenue.

#### Viewing Arrangements

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

#### Outgoings

Council tax band C - £2,159 payable for 2025/2026 Water and drainage rates are payable.

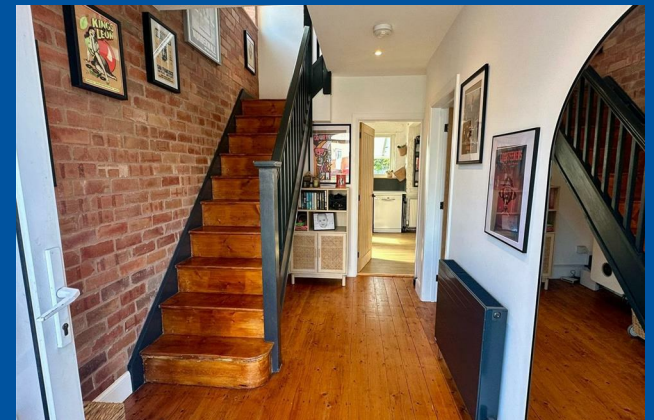
#### Services

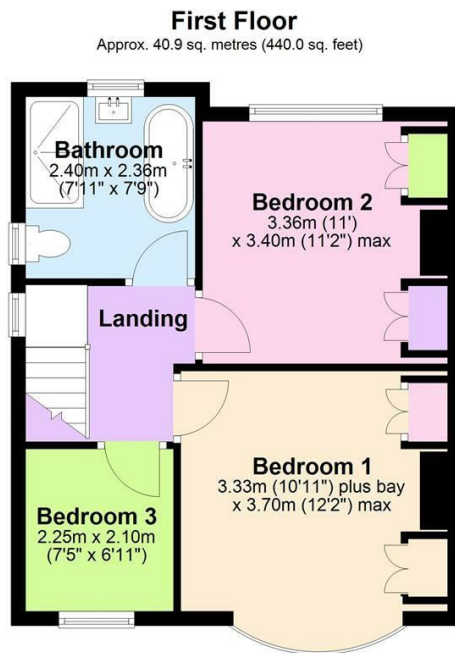
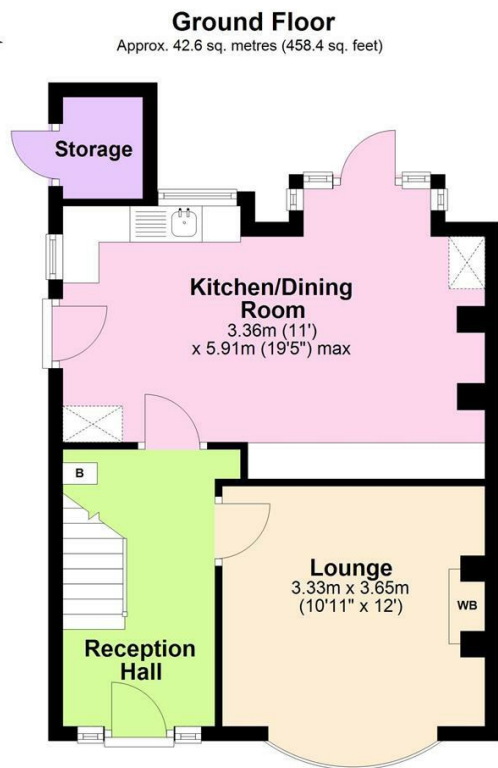
Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

#### Money Laundering Regulations

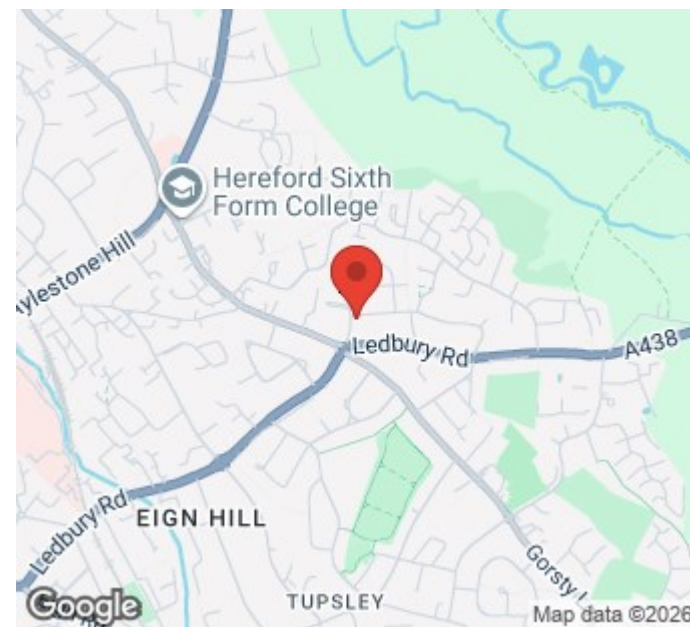
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 4 SEATON AVENUE





Total area: approx. 83.5 sq. metres (898.4 sq. feet)  
**4 Seaton Avenue, Hereford**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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: C    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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