

FOR  
SALE



60 Quarry Road, Tupsley, Hereford HR1 1SL

£325,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Pleasantly situated in this highly sought after location, a 3 bedroom semi-detached house offering ideal family accommodation.

The property, offers generously sized living accommodation, a good-size rear garden, detached garage and driveway parking, and to fully appreciate the property we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Sought after residential location*
- *Semi detached house*
- *3 bedrooms*
- *Garden, garage & parking*
- *ideal family accommodation*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Entrance Hall

With laminate flooring, window to the side, radiator, under stairs storage cupboard, door to

### Downstairs Cloakroom

With WC, wash hand basin, radiator.

### Living Room

With laminate flooring, bay window with radiator, fire surround with wood burning stove and double doors leading to

### Former Dining Room/Sitting Room

With laminate flooring, radiator, arch way leading to

### Dining Room

With laminate flooring, radiator, 2 double glazed windows, part glazed French doors leading out to the patio, Velux roof light.

### Kitchen

With tiled effect floor, wall and base units, ample work surfaces, window to the rear, sink and 1/4 draining unit, inbuilt oven and gas hob, space for washing machine, space for fridge/freezer, radiator, window to the side and glazed door to the

### Side Passage

With doors to front and rear and built in storage cupboards and door to the

### Single Garage

With up and over door, window, power and lighting.

### First Floor Landing

With fitted carpet, window to the side, access hatch to the loft space and doors to

### Bedroom 1

With fitted carpet, radiator, window to the front, built in wardrobes and airing cupboard housing the boiler.

### Bedroom 2

With fitted carpet, radiator, window to the rear.

### Bedroom 3

With fitted carpet, radiator and window to the front, built in single bed base.

### Bathroom

With tiled effect floor, windows to rear and side, panelled bath with electric shower over, WC, wash hand basin, radiator.

### Outside

To the front of the property is a brick paved drive providing off road parking for 2 vehicles with lawn to the side and ornamental tree and bordering shrubs and bushes.

### Rear Garden

A well maintained space with a patio and raised seating area, one half of the garden is laid to lawn and planted with ornamental shrubs and bushes with the remainder having raised beds. There is also a useful brick built storage shed.

### Services

Mains water, electricity, drainage and gas are connected.

### Outgoings

Council tax band C

Water and drainage rates are payable.

### Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

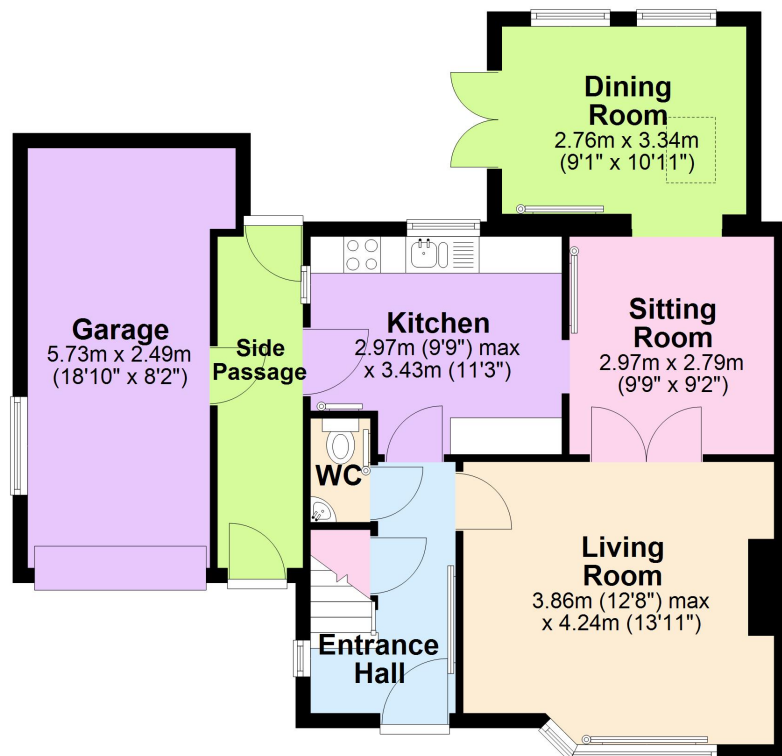
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

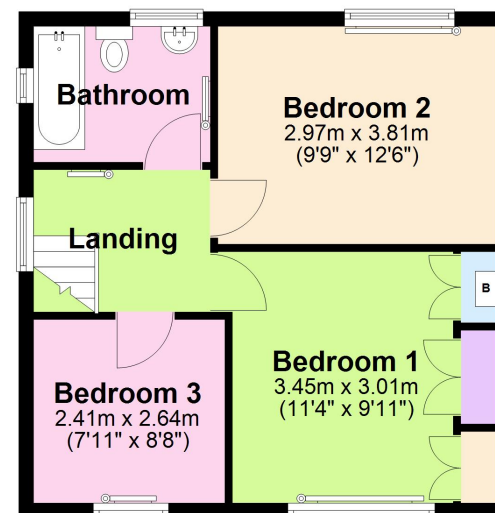
## Ground Floor

Main area: approx. 51.9 sq. metres (558.6 sq. feet)  
 Plus garages, approx. 14.6 sq. metres (157.6 sq. feet)  
 Plus side passage, approx. 5.3 sq. metres (56.8 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



Main area: Approx. 93.0 sq. metres (1000.7 sq. feet)

Plus garages, approx. 14.6 sq. metres (157.6 sq. feet)  
 Plus side passage, approx. 5.3 sq. metres (56.8 sq. feet)

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