

FOR  
SALE



2 Lincoln Close, Tupsley, Hereford HR1 1RX

£425,000 - Freehold

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

## PROPERTY SUMMARY

An attractive detached bungalow quietly located in a cul-de-sac position in a highly sought-after residential area offering ideal family or retirement accommodation.

## POINTS OF INTEREST

- *Spacious detached bungalow*
- *Prime residential location*
- *3 Good size bedrooms*
- *Gas central heating & double glazing*
- *Ideal for family or retirement*
- *Good size garden*
- *Close to local amenities*
- *Adjoining garage*



## ROOM DESCRIPTIONS

### **Recessed Canopy Porch**

With tiled floor and door to the

### **Entrance Hall**

Radiator and central heating thermostat. Hatch to large roof space with scope for conversion (subject to planning consent/building regs).

### **Large Lounge/Dining Room**

With 3 radiators, gas fire with surround, large window to front and further window to side, serving hatch to Kitchen.

### **Kitchen/Breakfast Room**

Fitted with base and wall mounted units with worksurfaces and tiled splashbacks, 1½ bowl sink unit, plumbing for washing machine and dishwasher, electric cooker point, pantry, wall mounted gas fired central heating boiler, radiator, window to rear and door to Side Porch.

### **Bedroom 1**

Radiator, window to front.

### **Inner Hall**

With cloaks cupboard, storage cupboard, airing cupboard with spacebar heater.

### **Bedroom 2**

Fitted wardrobe, radiator, window to rear.

### **Bedroom 3**

Radiator, window to rear.

### **Shower Room**

Shower cubicle with electric fitment, wash hand-basin and WC, storage cupboards, radiator, window to side.

### **Outside**

The property is approached via a concrete driveway which leads to the adjoining GARAGE which has double doors, light, power, electric fuseboard, inspection pit, window and side entrance door. There is a good size lawned front garden with pedestrian pathway, boundary wall, range of ornamental shrubs. There is access to either side of the property and there is a useful brick store cupboard. There is a large rear garden with a lovely view of St Paul's church, mainly lawned and enclosed by fencing and hedging with a garden shed and greenhouse.

### **Services**

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### **Outgoings**

Council tax band E - payable 2023/24 £2691.79

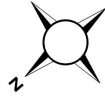
Water and drainage - rates are payable/metered supply.

### **Money laundering regulations**

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

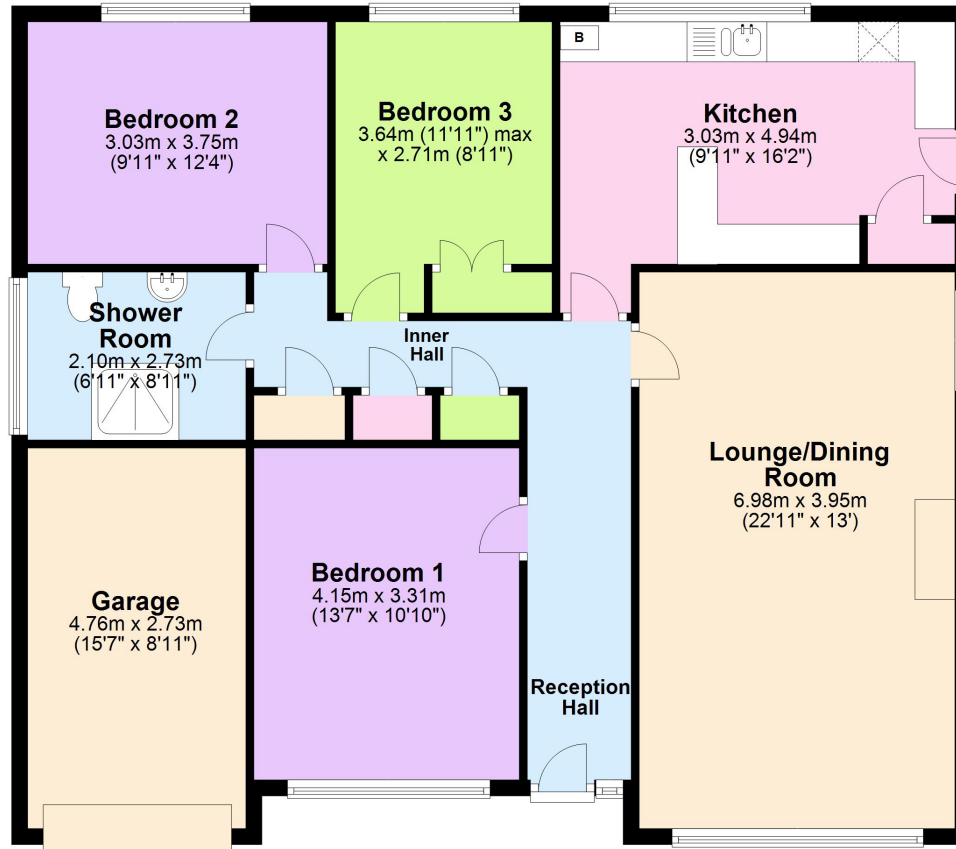
### **Directions**

What3words - liability.wrong.chief



### Floor Plan

Approx. 114.1 sq. metres (1227.9 sq. feet)



Total area: approx. 114.1 sq. metres (1227.9 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

### 2 Lincoln Close, Tupsley, Hereford

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	82
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		

Current: 67  
Potential: 82

