

FOR  
SALE



19 Dormington Drive, Tupsley, Hereford HR1 1SA

£225,000 - Freehold

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

## PROPERTY SUMMARY

This semi-detached house is pleasantly located in a well-established and highly sought-after residential area about a mile and a half northeast of the Cathedral city of Hereford. Local amenities include a range of shops, church, doctors surgery, bus service, public house, primary schools, Bishops secondary school and the property is also well placed for access to Hereford's further education colleges (6th Form, Art and Technical).

The property was constructed in the 1950s but is now in need of complete renovation, and would be an excellent investment or development project.

The property has a large, overgrown garden, which backs onto an open recreation area known as "The Quarry".

## POINTS OF INTEREST

- *Traditional semi-detached house*
- *Sought-after area*
- *3 bedrooms*
- *2 reception rooms*
- *Large garden, Garage*
- *In need of complete renovation*



## ROOM DESCRIPTIONS

### Entrance hall

Electric heater,

### Lounge

Bay window, electric heater, open fireplace with original surround.

### Dining room

Feature fireplace, electric heater, windows to front and side.

### Kitchen

Belfast sink unit, window to rear, door to Pantry with plumbing for washing machine, shelving and window, further door to rear.

### A staircase leads from the entrance hall to the

### First floor landing

Window to side, hatch to roof space.

### Bedroom 1

Storage heater, bay window to front.

### Bedroom 2

Window to front.

### Bedroom 3

Cupboard housing the hot water cylinder, window to rear.

### Bathroom

Enamelled bath, electric shower, wash hand basin, WC, window.

### Outside

To the front of the property is an overgrown garden with retaining wall. There is a driveway to the side and a Garage with double doors, side door and window. Outside WC and integral store shed.

There is a good-size, totally overgrown, garden to the rear, which backs on to "The Quarry".

### Services

Mains electricity, water and drainage are connected. It is understood that mains gas is available in Dormington Drive, but prospective buyers are advised to check the cost and availability for confirmation.

### Outgoings

Council tax band , payable 2024/25 £2050.97. Water and drainage rates are payable.

### Directions

Proceed initially towards Ledbury along the A438 and after passing the Rose & Crown public house, turn right into Quarry Road, then left into Dormington Drive. The property will be found on the right-hand side, as indicated by the Agent's FOR SALE board.

### Viewing

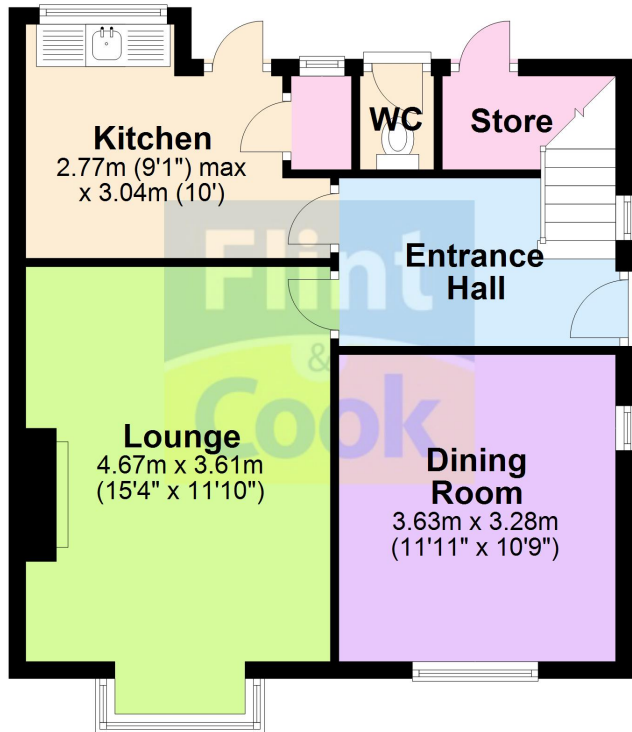
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.

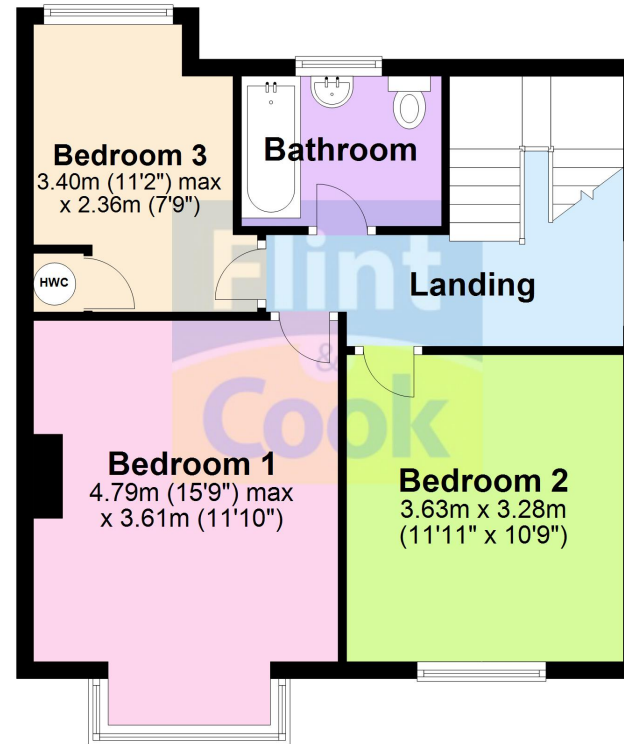
### Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



### First Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



Total area: approx. 100.0 sq. metres (1076.4 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	36	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			