

FOR
SALE



1 Salisbury Avenue, Tupsley, Hereford HR1 1QG

OIEO £650,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Pleasantly situated in this highly sought after location, a superb 5-bedroom detached house offering ideal family accommodation.

The property, which is in excellent condition throughout, has the added benefit of gas central heating, triple glazing, generously sized living accommodation, good-size rear garden with bespoke garden room, detached double garage and ample parking, and to fully appreciate the property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after location*
- *Superb detached house*
- *5 bedrooms*
- *Luxury kitchen & bathrooms*
- *Extensive rear garden*
- *Bespoke garden room*
- *Detached double garage*
- *Ample parking*



ROOM DESCRIPTIONS

Spacious reception hall

Solid oak flooring, matwell, understairs storage cupboard, feature oak staircase to first floor, radiator, door to

Lounge

Solid oak flooring, large radiator, window to front, recessed spotlighting, bi-fold doors to the rear patio and garden, and feature gas-effect wood-burning stove.

From the reception hall there is open-plan access to the

Kitchen/dining room

Oak wood strip flooring, radiator, window to front, recessed spotlighting, the kitchen has an extensive range of wall and base cupboards, solid wood worksurfaces, window with built-in blinds overlooking the rear garden, tiled floor, built-in oven and microwave with cupboards above and below, built-in 5-ring gas hob with glass splashback and cooker hood over, built-in fridge/freezer, dishwasher, 1 1/2 bowl sink unit with mixer tap, recessed spotlighting and pocket door to

Utility room

Single drainer sink unit with mixer tap, wall and base cupboards, worksurfaces, space for washing machine and tumble drier, space for fridge/freezer, laminate flooring, radiator, window, door to rear garden, and pocket door to

Shower room

Shower cubicle with glazed sliding door, low flush WC, vanity wash hand basin with storage below, laminate flooring, window, ladder-style towel rail/radiator, recessed storage.

From the dining area there is a door through to the

Family room

Laminate flooring, radiator, window to front, recessed spotlighting.

First floor landing

Carpet, radiator, window enjoying pleasant outlook to the rear, large access hatch to loft space with pull-down ladder, useful store cupboard with shelving, door to

Bedroom 1

Carpet, radiator, built-in double wardrobe, window to front, recessed spotlighting, overbed lighting, pocket door to En-suite shower room with suite comprising shower cubicle with glazed folding door, vanity wash hand basin with storage below, splashback and mirror-fronted medicine cabinet over, low flush WC, laminate flooring, ladder-style towel rail/radiator.

Bedroom 2

A light and airy room with carpet, windows to front and rear aspects, overbed lighting, large wardrobe with mirrored sliding doors, radiator.

Bedroom 3

Feature flooring, window to front, radiator, fitted wardrobes with overhead storage.

Bedroom 4

Carpet, radiator, window to front.

Bedroom 5

Carpet, radiator, built-in airing cupboard, window to rear.

Luxury bathroom

Suite comprising bath with hand-held shower attachment over, large double walk-in shower, wash hand basin and WC, ample store cupboards, window, feature flooring, tiled wall surround, ladder-style towel rail/radiator.

Outside

To the front of the property there is an extensive driveway providing ample off-road parking, with access to the Detached Double Garage with roller door, power and light points, ample storage space and personal door to the rear. To the side of the garage there is space for a caravan/camper van to be discreetly stored away.

Access to the rear can be gained via both sides of the property. To the immediate rear of the property there is an extensive paved patio area providing a perfect entertaining space, and with the rear garden facing south, it is an ideal sun trap.

The remainder of the garden is mainly laid to lawn well enclosed by high hedging to maintain privacy.

Bespoke detached garden room

Light, power, hot and cold air conditioning, feature flooring, bi-fold doors opening onto the paved verandah.

Services

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

Outgoings

Council tax band D. Water and drainage - metered supply.

Directions

Proceed east out of Hereford along Blueschool Street, continuing into Bath Street, St Owen Street and into Ledbury Road. After passing across the traffic lights take the 2nd turning right into Salisbury Avenue and number 1 is immediately on the left-hand side.

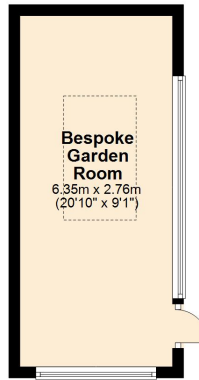
Viewing

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

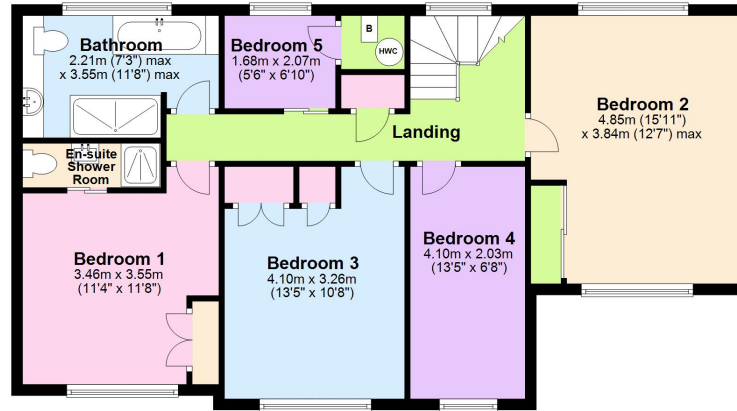
Money laundering regulations

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

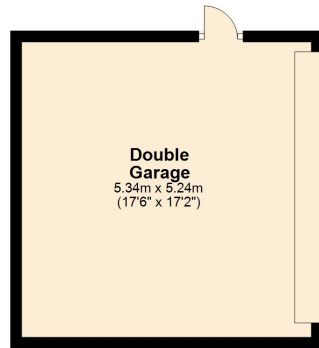
Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



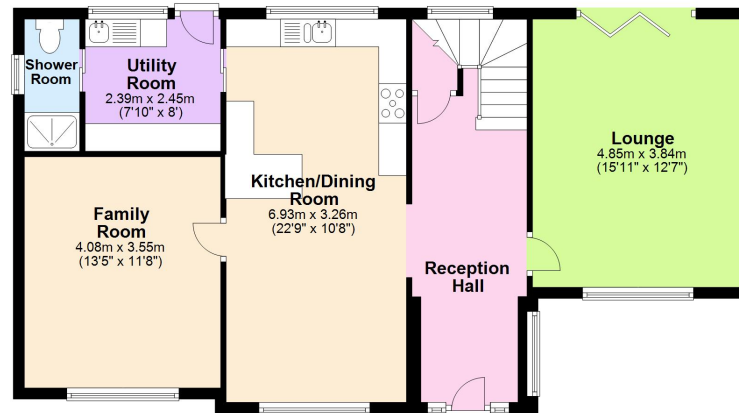
First Floor
Approx. 80.7 sq. metres (869.0 sq. feet)



Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 81.2 sq. metres (873.5 sq. feet)



Total area: approx. 161.9 sq. metres (1742.6 sq. feet)

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

1 Salisbury Avenue, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			