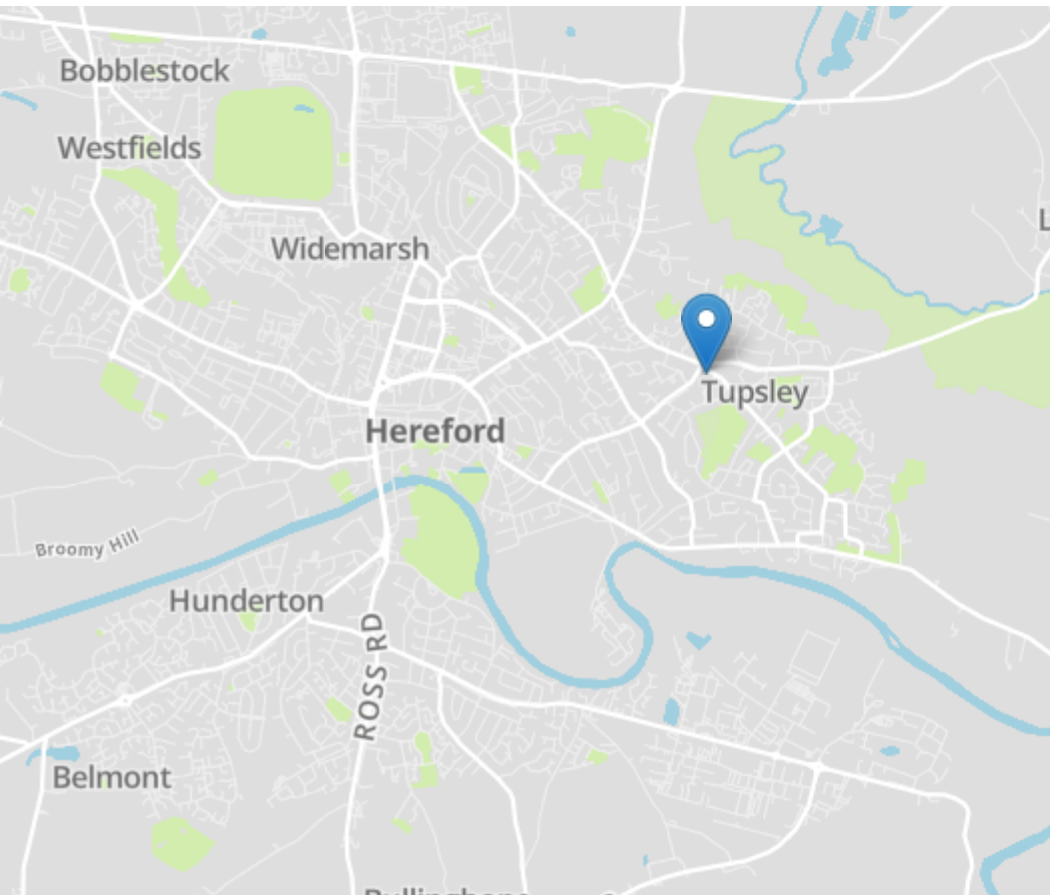




DIRECTIONS

Proceed north on Victoria Street/A49 for approx. 0.3miles; at the roundabout, take the 2nd exit onto Newmarket St/A438, and continue for approx. 0.7miles; turn left onto St Owen's St/A438, and continue for approx. 0.9miles, and go through a roundabout; turn right onto Church Road and after approx. 150ft, the property will be located on the right hand side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use "what3words": [///rent.birds.sunset](#)



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected to the property.

Outgoings

Council tax band 'E'.

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

10 Church Road
Hereford HR1 1RP

£475,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

A spacious and well-presented four double bedroom detached home on sought-after Church Road in the Tupsley area of Hereford, featuring an impressive open-plan kitchen, dining, and living space, study, double garage, and wrap-around rear garden. This modern family home has been thoughtfully reconfigured, creating a light and airy open-plan living space. The property offers a generous layout, including a stylish kitchen with breakfast bar seating, a spacious sitting area, and a separate study. Upstairs, four well-proportioned bedrooms include a principal suite with an ensuite shower room. Outside, the property benefits from a wrap-around lawned garden, a double garage, and ample off-road parking. Close to the property there is a host of amenities which makes it conveniently located in a well established and highly sought-after residential area approximately 2.1 miles East of the Cathedral City of Hereford. Local amenities include various shops, public house, bus service, doctor's surgery, primary and secondary schools and the property is well placed for access to Hereford's further education colleges (Sixth Form Art & Technical). In more detail the property comprises: Double glazed door at the front elevation leads to:

GROUND FLOOR

Canopy at the Front elevation

With spotlights, and outside lighting.
Glazed door to:

Entrance Hall

With LVT flooring, radiator, 2 ceiling light points, under stairs storage cupboard with door and an open storage area ideal for coats and footwear.

Reception Room/Utility Area

3.8m x 2.4m (12' 6" x 7' 10")
With continued LVT flooring, ceiling light point, radiator, soft close doors and drawers to fitted wall, and base units, and roll top working surfaces over, 1.5 stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine, space for additional appliances, double glazed window to the front elevation.

Reception Room/Study

2.275m x 4.0m (7' 6" x 13' 1")
With carpet flooring, ceiling light point, double glazed window to front elevation, radiator, ethernet connection, TV point, wealth of power points, and carpet flooring.

Downstairs WC/Cloakroom

With continued LVT flooring, chrome towel rail/radiator, vanity wash hand basin with mixer tap over, splash tiles, low level WC, wall mounted extractor point and ceiling light point.

From the entrance hall an opening through to:

Open Plan Kitchen/Dining/Lounge Area

Kitchen Area:
3.5m x 4.4m (11' 6" x 14' 5")
With continued LVT flooring, spot lights, double glazed door to the rear elevation, double glazed window to the rear elevation, a modern updated Howdens kitchen, integrated appliances to include; Hoover full size dishwasher, twin Caple Belfast sink with Clearwater mixer tap over, routed marble working surfaces forming the drainer to the sink, roll top edges and breakfast bar suitable for 4 breakfast stools, with feature lighting over, Hoover 4 ring ceramic induction electric hob, cooker hood over, with Hoover LED feature lights, Hoover electric fan assisted double oven, integrated Hoover fridge, integrated Hoover freezer, soft close walls, drawers and base units, and feature lighting.
Dining Area:
4.5m x 4.0m (14' 9" x 13' 1")
With ceiling light point, continued LVT flooring, double glazed french doors to the rear elevation, and a centre feature chimney in the middle of the dining/lounge area.
Lounge Area:
3.2m x 7m (10' 6" x 23' 0")
With a wealth of power sockets, ceiling light point, carpet flooring, TV, telephone point, and double glazed window to the side elevation.

From the Entrance hall a fitted carpeted staircase leads to:

FIRST FLOOR

Landing

With ceiling light point, loft access, ceiling light point with dimmer switch, power point, and airing cupboard with water tank, immersion heater and shelving.

Master Bedroom

4.9m x 4.0m (16' 1" x 13' 1")
A good size room with double glazed window to both and the front elevations, ceiling light point, carpet flooring, TV point and telephone point.
Door to:

En-Suite

With lino flooring, ceiling light point, extractor point to the ceiling, low level WC, soft close door vanity wash hand basin with chrome mixer tap over, corner shower cubicle with glass sliding doors, and mains shower with 2 chrome heads.

Bedroom 2

4.0m x 3m (13' 1" x 9' 10")
With ceiling light point, carpet flooring, radiator, power points, TV point, and double glazed south facing window to the rear elevation.

Bedroom 3

3.65m x 3.35m (12' 0" x 11' 0")
With ceiling light point, carpet flooring, double glazed window to the front elevation, radiator, power points, soft close door vanity wash hand basin and chrome mixer tap over, and built-in wardrobe with hanging rail and storage shelf.

Bedroom 4

2.3m x 3.7m (7' 7" x 12' 2")
With carpet flooring, ceiling light point, double glazed window to the side elevation, radiator, TV point, power points, built-in wardrobe storage with sliding doors, hanging rail and storage shelving.



TOTAL FLOOR AREA : 1837 sq.ft. (170.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Bathroom

having identical LVT flooring as ground floor, ceiling light point, ceiling extractor paint, radiator, 'L' shape good size bath, glass swivel screen, chrome mixer tap over and Mira power shower mains shower unit with 2 shower attachments, shaver point, vanity wash hand basin with chrome mixer tap over, low level WC, and a double glazed obscured glass window to the rear aspect.

OUTSIDE

Situated at the Monument end of Church road, the property is approached over a dropped curb access onto a tarmacadamed shared driveway area, with off road parking at the front and a low maintenance stoned area for some additional parking for those who require it. Access from the side of the property leads to the rear, and the double garage. At the rear of the garage is a large patio seating area with slabs across the rear of the property, which in turn stretches across to the doors from the dingy area. The south facing rear is predominantly laid to lawn with fencing surrounding the boundary, theres an outdoor tap, lighting, and a garden storage shed.

Double Garage

5.35m x 5.0m (17' 7" x 16' 5")
Having one single up and over door at the front, a single glazed window and door to the rear, concrete floor, drop down ladder into boarded roof space suitable for storage, power and light.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

✔ Reception/Utility Area 3.8m x 2.4m (12' 6" x 7' 10")

Reception/Study 2.275m x 4.0m (7' 6" x 13' 1")

Kitchen Area: 3.5m x 4.4m (11' 6" x 14' 5")

Dining Area: 4.5m x 4.0m (14' 9" x 13' 1")

✔ Lounge Area: 3.2m x 7m (10' 6" x 23' 0")

Master Bedroom 4.9m x 4.0m (16' 1" x 13' 1")

Bedroom 2. 4.0m x 3m (13' 1" x 9' 10")

Bedroom 3. 3.65m x 3.35m (12' 0" x 11' 0")

Bedroom 4. 2.3m x 3.7m (7' 7" x 12' 2")

Double Garage 5.35m x 5.0m (17' 7" x 16' 5")

And there's more...

- ✔ Popular residential area
- ✔ Close to local amenities
- ✔ Commutable east Hereford City location