

FOR
SALE



74 Quarry Road, Tupsley, Hereford HR1 1ST

£325,000 - Freehold

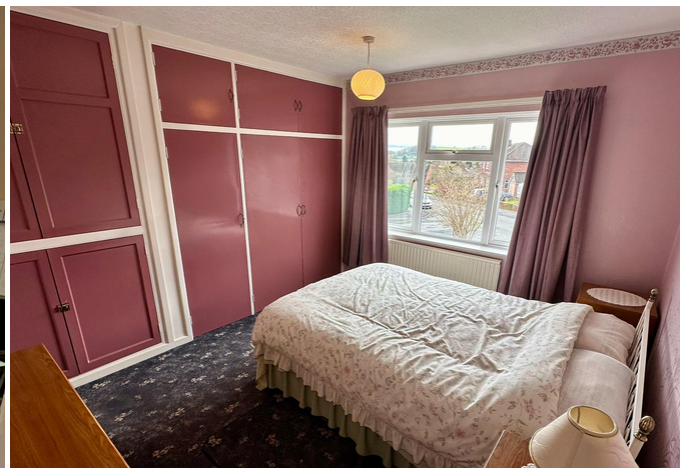
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Occupying a peaceful position in this highly sought after location, a spacious 3 bedroom semi-detached house offering ideal family accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, double glazing, garage and driveway, good size gardens and we recommend an internal inspection. Hereford City centre is within easy driving distance and there is a range of popular amenities nearby including primary and secondary schools, church, public house, shop and daily bus services.

POINTS OF INTEREST

- *Highly sought after location*
- *Spacious 3 bedroom semi-detached house*
- *Ideal family home*
- *Good size corner plot*
- *Garage & driveway*
- *Gas central heating & double glazing*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

uPVC double glazed entrance door through to the

Entrance Porch

Tiled floor, windows, electric light, storage space and entrance door through to the

Reception Hall

Radiator, window to the side, staircase to the first floor, understairs storage area with coat-hooks and door to the

Lounge

Window to the front aspect with vertical blinds, coved ceiling, fitted carpet, tiled fireplace with hearth, display mantel and built-in coal-effect living flame fire and glazed panelled double doors to the

Dining Room

Fitted carpet, double radiator, double doors to the rear garden and sliding door to the

Fitted Kitchen

Comprising single drainer sink unit with mixer tap over, range of wall and base cupboards, worksurfaces with splashbacks, vinyl flooring, space for cooker, washing machine, fridge/freezer etc., radiator, window enjoying a pleasant outlook to the rear with roller blind, access door from the Reception Hall, large pantry cupboard with shelving and door to the

Side Hallway

With internal door to the garage and external doors to the front driveway and rear garden.

First floor landing

Fitted carpet, access hatch to loft space with pull-down ladder, window to the side and door to

Bedroom 1

Fitted carpet, radiator, window to the front aspect enjoying a pleasant outlook with countryside in the distance, range of built-in wardrobes and store cupboards and built-in airing cupboard with shelving.

Bedroom 2

Fitted carpet, radiator, space for wardrobes, window to the rear enjoying a fine outlook.

Bedroom 3

Fitted carpet, radiator, window to the front aspect, built-in store cupboards.

Bathroom

Suite comprising bath with shower unit over, pedestal wash hand-basin, radiator, tiled wall surround, window.

Separate WC

With low flush cistern and window.

Outside

To the front of the property there is an attractive lawned garden enclosed by fencing and brick-walling and a large driveway to the side provides ample off-road parking and also provides access to the GARAGE with electric up-and-over door, power and light points, useful store cupboards, window to the rear and internal door to the Side Hall. The good size rear and side gardens are laid to lawn and all enclosed by fencing and hedging to maintain privacy with timber garden shed, rear gate leading onto playing fields and ample space to extend the property, subject to necessary consent.

Services

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

Outgoings

Council tax band TBC - payable 2024/25 £TBC.

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.

Viewing

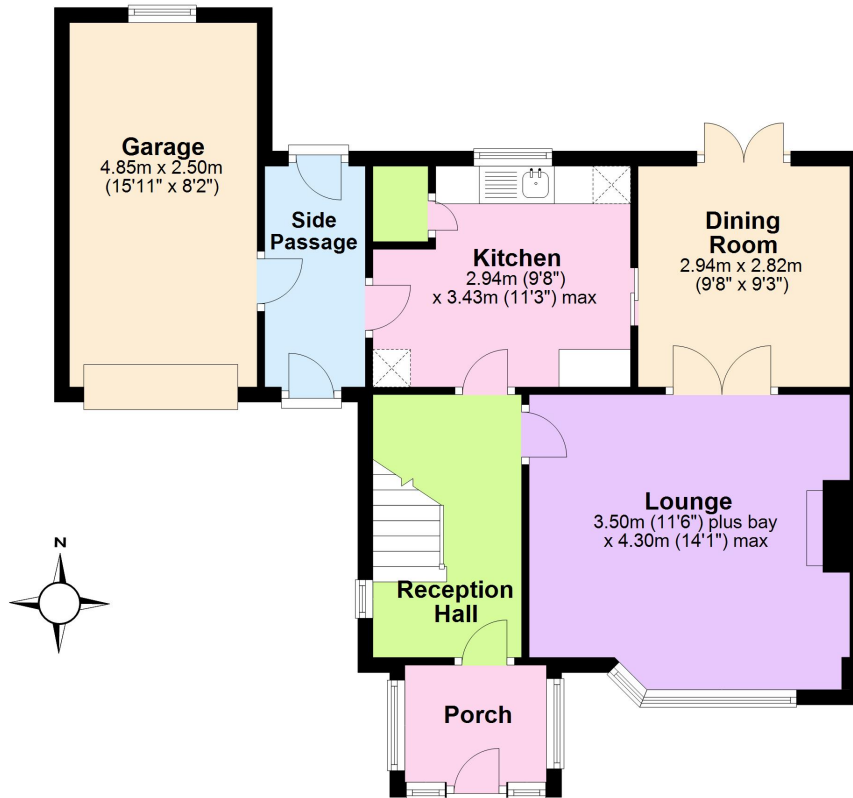
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - wrong.park.sock

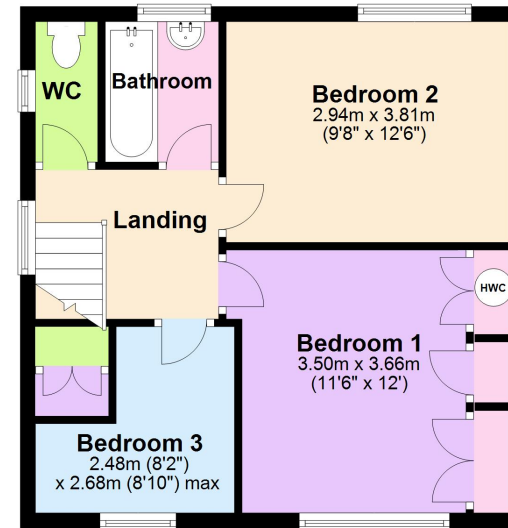
Ground Floor

Approx. 62.6 sq. metres (673.3 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



Total area: approx. 104.8 sq. metres (1128.0 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		