

FOR  
SALE



2 Prospect Walk, Tupsley, Hereford HR1 1NX

£219,995 - Freehold

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



## PROPERTY SUMMARY

This attractive terraced house is pleasantly located overlooking Hereford College grounds/carpark, in a popular residential area, approximately 1 mile North East of the Cathedral City, Hereford.

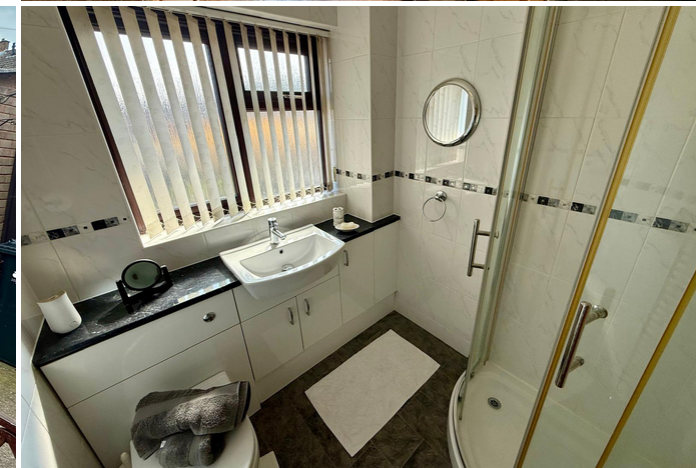
Local amenities include a range of shops, bus service, colleges and the property is well placed with access to Hereford Hospital and Railway Station.

Constructed in the mid 1960's, the property provides spacious accommodation with gas central heating and double glazing, ideal for family purposes, with a good sized garden, storage building, and the property backs onto Whittern Way carpark, which operates a residents parking permit scheme.

The whole is described in more detail as follows

## POINTS OF INTEREST

- *Popular residential location*
- *Terraced family house*
- *3 bedrooms*
- *Gas central heating*
- *Double glazing*
- *Garden and resident parking scheme*



## ROOM DESCRIPTIONS

### Entrance Porch

With tiled floor and door to

### Entrance Hall

With radiator, smoke alarm, electric fuse board, and door to

### Lounge/Dining Room

With window to front aspect, electric fire with stone surround (gas connection point), radiator, double doors to the rear aspect and sliding doors into

### Kitchen

Fitted with a range of Oak style base and wall units, with work surfaces and tiled splash backs, sink unit, plumbing for washing machine, gas cooker point, door into the hallway and door to the rear aspect.

### First Floor Landing

Accessed via the staircase leading from the entrance hall, with radiator, smoke alarm and doors to

### Bedroom1

With built in wardrobe, further fitted bedroom furniture with storage cupboards, chest of drawers and wardrobe, airing cupboard housing the central heating boiler and programmer, window to the rear aspect.

### Bedroom 2

With fitted wardrobe and storage cupboards, dressing table, radiator, hatch to roof space and window to the front aspect.

### Bedroom 3

With built in bed base, radiator and window to the front aspect.

### Shower Room

Suite comprising, shower cubicle with electric fitment, wash hand basin with cupboard under and low flush WC, ladder style radiator, tiled walls, and window to rear aspect.

### Outside

To the front of the property

There is a lawned garden enclosed by mature hedging, with a concreted pathway.

To the rear of the property

There is a good sized rear garden which is enclosed by fencing and has a paved patio and lawn, several oriental shrubs, an outside water tap and there is a brick storage building.

### Services

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

### Agent's Note

The vendors currently rent a garage from the Local Authority (no 5) but this is not necessarily transferable and prospective purchasers must make their own investigations as to availability etc.

### Outgoings

Council tax band B payable 2024/25 £1794.59.

Water and drainage rates are payable.

### Viewings

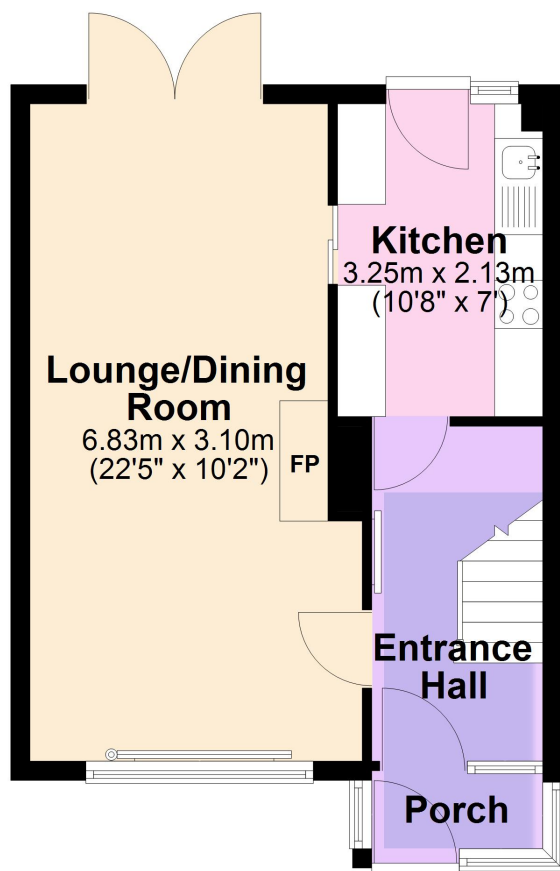
Strictly by appoint via the Agent, Flint and Cook, Hereford 01432 355455.

### Money Laundering Regulations

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

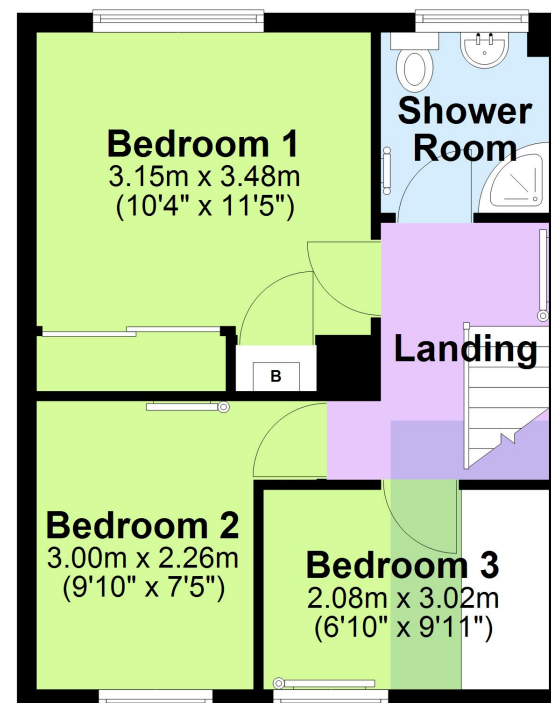
## Ground Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



## First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 74.6 sq. metres (802.6 sq. feet)

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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	61	77
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		