

FOR  
SALE



2 Lincoln Close, Tupsley, Hereford HR1 1RX

£399,500 - Freehold

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## PROPERTY SUMMARY

An attractive detached bungalow quietly located in a cul-de-sac position in a highly sought-after residential area offering ideal family or retirement accommodation.

## POINTS OF INTEREST

- *Spacious detached bungalow*
- *Prime residential location*
- *3 Good size bedrooms*
- *Gas central heating & double glazing*
- *Ideal for family or retirement*
- *Good size garden*
- *Close to local amenities*
- *Adjoining garage*



## ROOM DESCRIPTIONS

### **Recessed Canopy Porch**

With tiled floor and door to the

### **Entrance Hall**

Radiator and central heating thermostat. Hatch to large roof space with scope for conversion (subject to planning consent/building regs).

### **Large Lounge/Dining Room**

With 3 radiators, gas fire with surround, large window to front and further window to side, serving hatch to Kitchen.

### **Kitchen/Breakfast Room**

Fitted with base and wall mounted units with worksurfaces and tiled splashbacks, 1½ bowl sink unit, plumbing for washing machine and dishwasher, electric cooker point, pantry, wall mounted gas fired central heating boiler, radiator, window to rear and door to Side Porch.

### **Bedroom 1**

Radiator, window to front.

### **Inner Hall**

With cloaks cupboard, storage cupboard, airing cupboard with spacebar heater.

### **Bedroom 2**

Fitted wardrobe, radiator, window to rear.

### **Bedroom 3**

Radiator, window to rear.

### **Shower Room**

Shower cubicle with electric fitment, wash hand-basin and WC, storage cupboards, radiator, window to side.

### **Outside**

The property is approached via a concrete driveway which leads to the adjoining GARAGE which has double doors, light, power, electric fuseboard, inspection pit, window and side entrance door. There is a good size lawned front garden with pedestrian pathway, boundary wall, range of ornamental shrubs. There is access to either side of the property and there is a useful brick store cupboard. There is a large rear garden with a lovely view of St Paul's church, mainly lawned and enclosed by fencing and hedging with a garden shed and greenhouse.

### **Services**

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

### **Outgoings**

Council tax band E - payable 2023/24 £2691.79

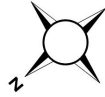
Water and drainage - rates are payable/metered supply.

### **Money laundering regulations**

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

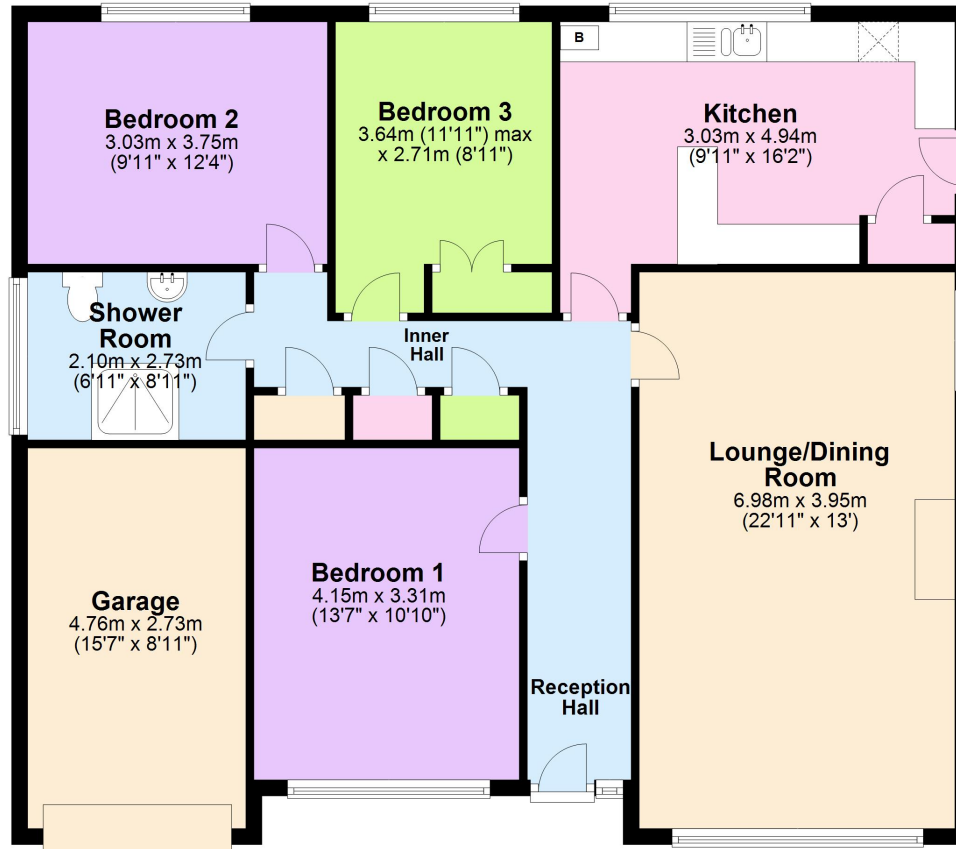
### **Directions**

What3words - liability.wrong.chief



### Floor Plan

Approx. 114.1 sq. metres (1227.9 sq. feet)



Total area: approx. 114.1 sq. metres (1227.9 sq. feet)

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

### 2 Lincoln Close, Tupsley, Hereford

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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>	
Not energy efficient - higher running costs		
	67	82
England, Scotland & Wales		

