

FOR
SALE



25 Prospect Walk Tupsley, Hereford HR1 1NY

£195,000 - Freehold

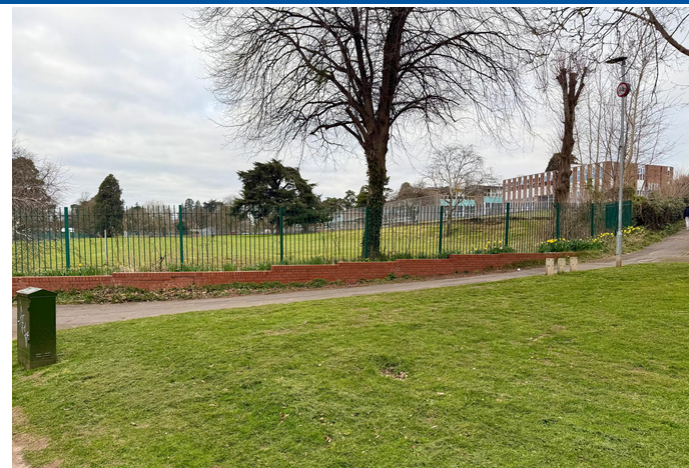
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Pleasantly situated in this well established residential location, a spacious 3 bedroom terraced house offering ideal first time buyer/investment accommodation. The property has the added benefit of gas central heating, a south facing rear garden and we recommend an internal inspection.

POINTS OF INTEREST

- *Well established residential location*
- *Spacious terraced house*
- *3 good sized bedrooms*
- *Ideal for first time buyer/investment*
- *Close to local amenities*
- *No onward chain*



ROOM DESCRIPTIONS

Canopy Porch

With double glazed entrance door through to the

Reception Hall

With radiator, laminate flooring, stairs to the first floor, under stairs storage area and glazed panel door to the

Lounge

With fitted carpet, radiator, double glazed window to the front aspect and open plan access to the

Dining Room

With radiator, double glazed window to the rear and door to the

Kitchen

With single drains sink unit with mixer tap over, wall and base cupboards, work surfaces with tiled splash backs, space for a refrigerator, space for cooker, space and plumbing for a washing machine access door from the hallway and double glazed window and door to the rear patio and garden.

First Floor Landing

With fitted carpet, access hatch to the loft space and built in airing cupboard also housing the gas central heating boiler.

Bedroom 1

With fitted carpet, double glazed window to the front aspect, radiator, recessed wardrobe with hanging rail and shelf.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear and built in single wardrobe.

Bedroom 3

With laminate flooring, radiator, double glazed window to the front aspect.

Bathroom

With suite comprising bath with shower unit over, pedestal wash hand basin, double glazed window and radiator.

Separate WC

With low flush cistern and a double glazed window.

Outside

To the front of the property is a lawned garden enclosed by hedging with a paved pathway leading to the front entrance door.

To the immediate rear there is a paved patio providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn and enclosed by fencing to maintain privacy.

There are some brick built sheds and a useful rear access gate.

Services

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

Outgoings

Council tax band B - £1,794.59 payable for 2024/2025

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city along Commercial Road crossing the railway bridge and continuing onto Aylestone Hill. At the top of the Hill at the double mini roundabouts turn right onto Folly Lane and then first left onto Whittern Way. After passing the shop on your left hand side 25 Prospect Walk is on your left just before reaching the maisonettes.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

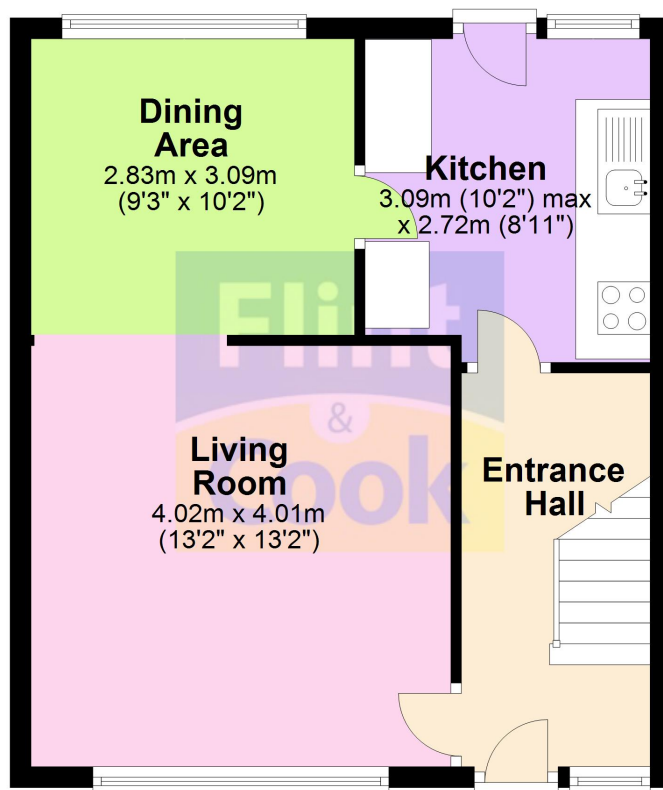
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

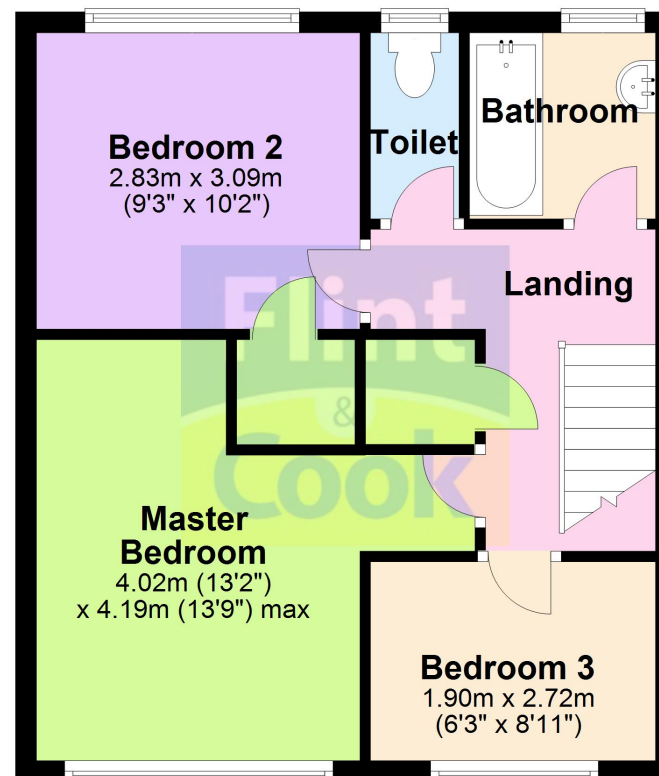
Ground Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Total area: approx. 82.2 sq. metres (884.8 sq. feet)

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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		71
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		