

FOR
SALE



72 Underhill Road, Tupsley, Hereford HR1 1SZ

£295,000 - Freehold

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

PROPERTY SUMMARY

Situated in this highly sought after location, a two bedroom semi-detached bungalow. The property which is well presented throughout has the benefits of gas central heating, double glazing, driveway parking, two double bedrooms and a tiered low maintenance garden with views across Herefordshire. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi detached bungalow*
- *Two bedrooms*
- *Highly sought after location*
- *Must be viewed*
- *Garden with views*
- *Well-presented throughout*
- *Gas central heating*
- *Driveway parking*



ROOM DESCRIPTIONS

Ground floor

Entrance door leading into

Entrance hall

With wooden flooring, radiator, built in storage cupboard with space for coats and shoes and doors leading to the dining room and living room.

Dining room

With wooden flooring, radiator, double glazed window to the front aspect and opening into the

Kitchen

A modern fitted kitchen with high gloss wall and base units, ample work surface space, 1 1/2 bowl stainless steel sink and drainer unit, undercounter space for washing machine and space for freestanding fridge/freezer, 4 ring gas hob with extractor over, electric oven, wooden flooring and door to the rear garden.

Living room

With fitted carpet, double glazed window to the front aspect, radiator, log effect electric fireplace, coving and door leading into the

Inner hallway

With fitted carpet, hive central heating thermostat, cupboard off, loft hatch and doors to

Bedroom 1

With fitted carpet, radiator, coving, double glazed window to the rear aspect, two built in storage cupboards and built in wardrobes with 4 sliding doors.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear aspect, coving and built in wardrobes with 4 sliding doors.

Shower room

Fitted corner shower cubicle with mains fitment shower head over, panelled surround and glass sliding door, low flush w/c, wash hand basin with storage under, tiled surround, opaque double glazed window, heated towel rail and electric heater.

Outside

To the front a resin driveway providing off road parking, there are steps leading up to the front door with the remainder of the front garden which is low maintenance with an array of ornamental shrubs. There are wooden gates leading to the side access with carport and further parking if required. This leads to the rear of the property where there is a paved patio area perfect for entertaining, large wooden shed, an array of ornamental shrubs and steps leading to a good sized decked area with fine views across Herefordshire.

Services

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

Outgoings

Council tax band C, payable 2024/25 £2050.97. Water and drainage - metered supply.

Viewing

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

Directions

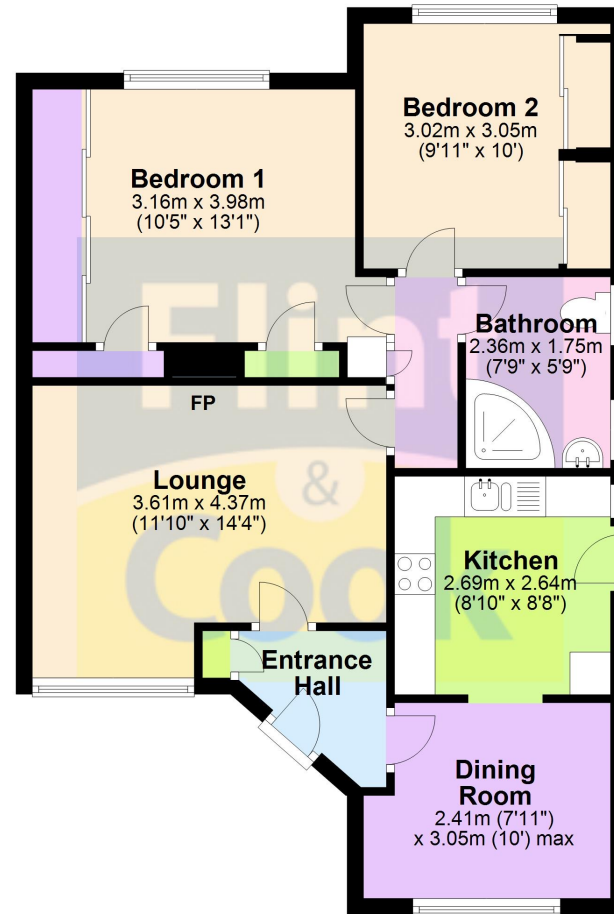
Head east out of Hereford city centre on Ledbury Road and at the roundabout proceed straight over. Pass the Rose & Crown on the right hand side and then take the first right onto Quarry Road. Take the second right turning onto Underhill Road and the property is situated immediately on the left hand side as indicated by the agents for sale board.

Money laundering regulations

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

Ground Floor

Approx. 63.6 sq. metres (685.0 sq. feet)



Total area: approx. 63.6 sq. metres (685.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		