

FOR
SALE



2 Lincoln Close, Tupsley, Hereford HR1 1RX

£425,000 - 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

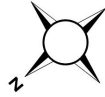
Council tax band E - payable 2023/24 £2691.79
Water and drainage - rates are payable/metered supply.

Money laundering regulations

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

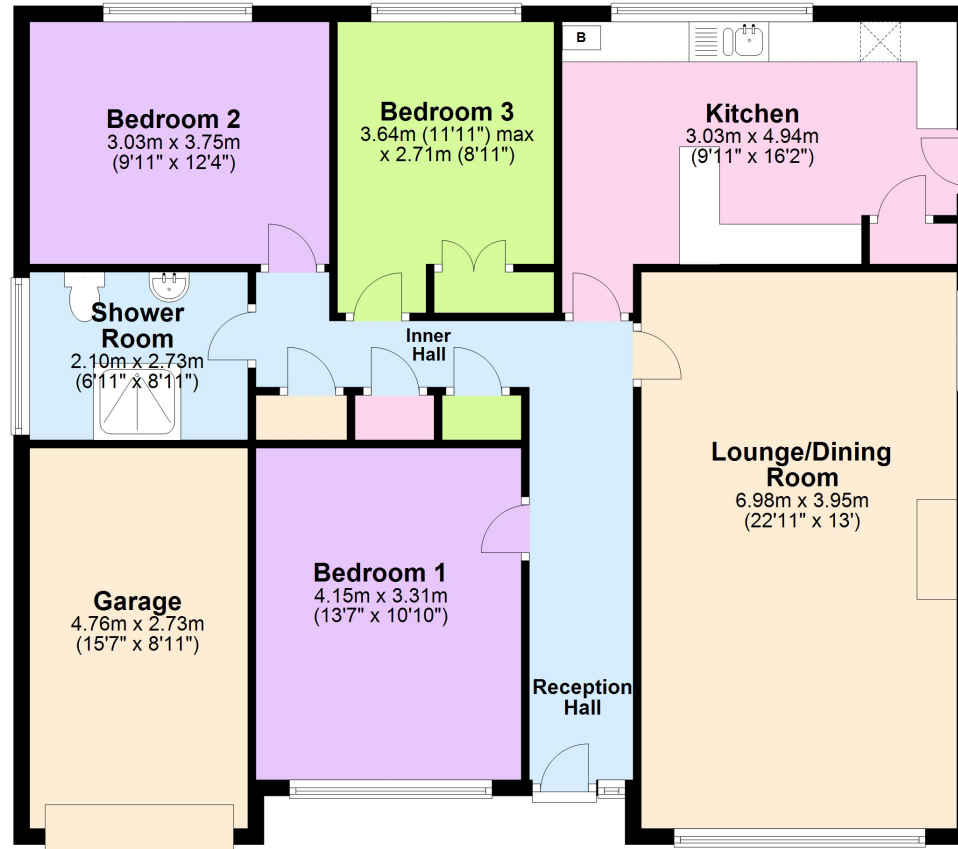
Directions

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(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		

