

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		

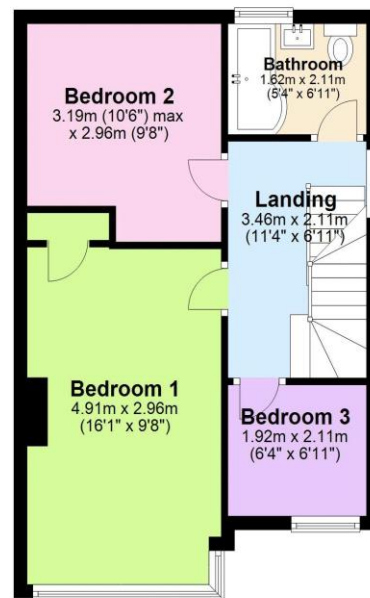
Ground Floor

Approx. 71.8 sq. metres (772.5 sq. feet)



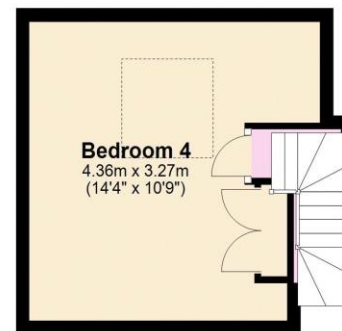
First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Second Floor

Approx. 19.7 sq. metres (212.3 sq. feet)



Total area: approx. 131.5 sq. metres (1415.5 sq. feet)

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



4 The Knoll Tupsley Hereford HR1 1RU

£379,000

- Highly sought-after location
- Spacious 4/5 bedroom semi-detached house
- Kitchen/diner & downstairs shower room
- Private rear garden, ample parking
- Ideal family home
- MUST BE VIEWED!**

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4 The Knoll Tupsley Hereford HR1 1RU

Occupying a peaceful cul-de-sac position in this highly sought-after location, a deceptively spacious 4/5 bedroom semi-detached house offering ideal family accommodation.

The property has the added benefit of **gas central heating, double glazing, 4/5 bedrooms, open-plan kitchen/diner, private rear garden, off-road parking and we recommend an internal inspection.**

Hereford City is within easy reach and there is also a range of popular amenities nearby including primary and secondary schools, church, public house, doctors surgery and daily bus services.

In more detail, the accommodation comprises:-

Ground floor

Glazed panelled door to the

Entrance Porch

Tiled floor, glazed windows, electric light.

Lounge

Fitted carpet, radiator, TV aerial and telephone points, large double glazed window to the front aspect with feature folding shutter blinds and double doors through to the

Kitchen/Dining Room

Single drainer sink unit with mixer tap over, range of wall and base cupboards, central workstation/breakfast bar with store cupboards below, double radiator, vinyl flooring, built-in single oven and 4-ring gas hob with

splashback and cooker hood over, ample worksurfaces with tiled splashbacks, recessed spotlighting, access door from the Reception Hall, understairs pantry-style cupboard, double glazed window with Venetian blind overlooking the rear garden and countryside in the distance, space for dining table and double glazed sliding door to the

Garden Room

Tiled floor and sliding door to the rear garden.

From the Kitchen, a partially glazed door leads to the

Side Internal Lobby/Utility Space

With partially double glazed door to the front driveway, tiled floor, space and plumbing for washing machine, space for tumble dryer, fridge/freezer etc., partially double glazed door to the rear decked area and garden and door to the

Shower Room

Suite comprising large shower cubicle with glazed sliding door, low flush WC, pedestal wash hand-basin, wall mounted central heating boiler, double glazed window, tiled floor, ladder style radiator.

From the Lobby/Utility there is access to the

Downstairs Bedroom 5/Study/Playroom

Laminate flooring, radiator, large double glazed window to the front aspect and feature folding shutter style blinds.

First floor

Landing

Fitted carpet, double glazed side window with Venetian blinds and door to



Bedroom 1

Fitted carpet, radiator, large double glazed window to the front aspect with feature folding shutter style blinds and built-in wardrobe with hanging rail.

Bedroom 2

Fitted carpet, radiator, space for wardrobes, double glazed window with Venetian blinds enjoying a pleasant outlook to the rear across Hampton Dene primary school playing fields and countryside in the distance.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect with shutter style blinds.

Bathroom

Suite comprising P-shaped bath with shower unit and glazed screen over, vanity wash hand-basin with store cupboard below, low flush WC, ladder style towel/radiator, recessed spotlighting, double glazed window and tiled floor and wall surround for easy maintenance.

From the first floor landing, a turning carpeted staircase leads up to

Attic Bedroom 4

A perfect teenagers room with fitted carpet, radiator, eaves store cupboards, built-in double wardrobe and Velux window to the rear enjoying a fine view.

Outside

To the front of the property there is a large tarmac driveway providing ample off-road parking facilities, enclosed by hedging and fencing. To the rear of the property there is a lawned garden, again well enclosed to maintain privacy with outside tap, mature trees, 2 useful timber garden sheds and further raised decking area.

General information

Services

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

Outgoings

Council tax band 'D' - payable 2022/23 £2097.62
Water and drainage - rates are payable.



Tenure & possession

Freehold - vacant possession on completion.

Directions

Proceed east out of Hereford City along Blue School Street, continuing into Bath Street, St Owen Street and then into Ledbury Road. At the traffic lights, turn right onto Church Road and after approximately half a mile turn right into The Knoll just before reaching Hampton Dene primary school.

Viewing

Strictly by appointment through the Agent, **Flint & 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.

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 2.00 pm

MP FC007410 January 2023 (1)

