

FOR
SALE



6 Weston Close, Tupsley, Hereford HR1 1SB

£325,000 - Freehold

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

PROPERTY SUMMARY

Situated in this highly sought-after location, a 3-bedroom semi-detached home offering ideal family accommodation. The property has the added benefit of driveway parking, single garage, good-size rear garden, 3 bedrooms and we highly recommend an internal inspection.

POINTS OF INTEREST

- *3 bedroom semi-detached house*
- *Highly sought after location*
- *Driveway parking and garage*
- *Good-sized rear garden*
- *ideal family home*
- *Must be viewed*



ROOM DESCRIPTIONS

Porch

Approached through double-glazed front doors, with tiled floor, single-glazed window into the house, double-glazed window to front and double-glazed door to the

Entrance hall

Carpet, hanging space for coats, carpeted stairs leading up, useful understairs storage cupboard, radiator, double-glazed window to side, door to the kitchen and French doors leading into the

Living room

Carpet, double-glazed window to front, radiator, coal-effect gas fireplace with feature stone surround, double French doors leading into the

Dining room

Carpet, radiator, double-glazed sliding doors to the rear garden.

Kitchen

Fitted with matching wall and base units, ample worksurface space, stainless steel sink and drainer unit, space for free-standing electric cooker, under counter space for slimline dishwasher, washing machine and space for free-standing fridge/freezer, useful understairs storage cupboard with small single glazed window and tiled floor, radiator, striplight, double-glazed window and double-glazed door to the rear garden.

First floor landing

Double-glazed window, carpet, loft hatch, airing cupboard housing Worcester Bosch gas central heating boiler, gas central heating thermostat, doors to

Bedroom 1

Carpet, radiator, double-glazed window to front.

Bedroom 2

Carpet, radiator, double-glazed window to rear.

Bedroom 3

Carpet, radiator, double-glazed window to front, small built-in storage cupboard with hanging rail and fitted shelf.

Bathroom

Panelled bath and electric showerhead over with tiled surround, pedestal wash hand basin, vinyl floor, radiator, opaque double-glazed window.

Toilet

Low flush WC, radiator, double-glazed window to rear, vinyl floor.

Outside

To the front a concrete driveway providing off-road parking for several vehicles with a further stoned area providing another off-road parking space. The remainder of the front garden is laid to lawn with a border of ornamental shrubs with half brick/stone retaining wall. There is access to the garage with up-and-over door to front, side access gate.

To the rear a paved patio area providing a perfect outdoor entertaining space with useful outside tap. Steps leading to the door to the rear of the garage and door leading into the outdoor utility space perfect for extra fridge freezer, tumble drier or other storage area. The garage has light and power and fitted wooden shelving.

There are steps leading down to the remainder of the garden which is mostly laid to lawn with mature trees and hedging, an array of ornamental shrubs and plants enclosed by fencing. Wooden storage shed.

A small wooden archway leads into a further area of the garden which has vegetable beds and a greenhouse.

Services

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

Outgoings

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

Directions

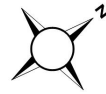
Proceed east out of Hereford towards Ledbury along Ledbury Road. At the Rose & Crown roundabout take the 2nd exit straight over past the Rose & Crown then taking the 1st right-hand turning onto Quarry Road, taking the 2nd left-hand turning onto Dormington Drive as you are heading up the hill then take the 1st exit onto Weston Close and the property is situated at the end of the cul-de-sac in the far left corner.

Viewing

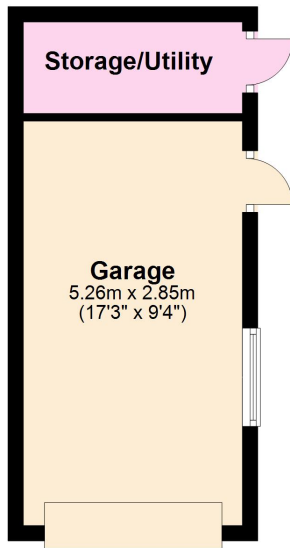
Strictly by appointment through the agent, Flint & Cook, 01432 355455.

Money laundering regulations

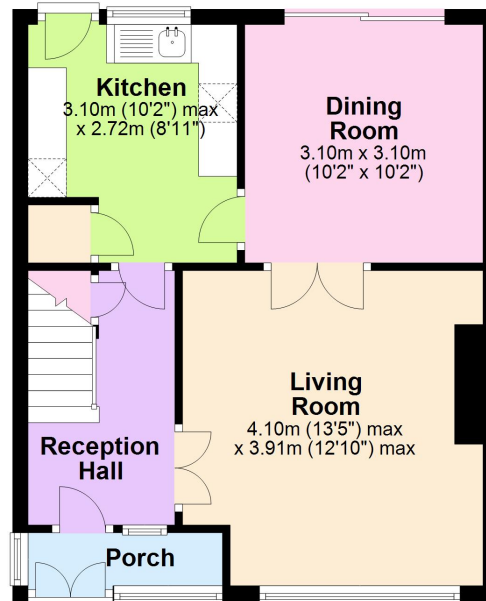
Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



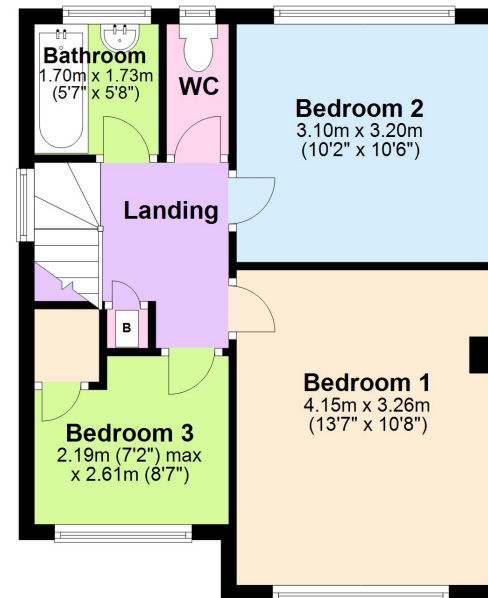
Outbuildings
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 43.2 sq. metres (465.4 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 84.4 sq. metres (908.2 sq. feet)

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

6 Weston Close, Hereford

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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	69	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			