

FOR
SALE



26 Seaton Avenue, Tupsley, Hereford HR1 1NN

£380,000 - Freehold

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

PROPERTY SUMMARY

This excellent semi detached house is pleasantly located in a well established and highly favoured residential area about 1 ½ miles north east of the cathedral city of Hereford. Local amenities include a range of shops, public house, a church, recreation areas, primary and secondary schools and Herefordshire's Further Education colleges (6th Form, Art & Technical).

The original house was constructed in the 1950s and has been significantly extended, to provide ideal family accommodation with gas central heating, double glazing, off road parking and integral garage and a good sized, south facing, rear garden.

POINTS OF INTEREST

- *Extended semi-detached house*
- *Sought after residential area*
- *5 bedrooms, 2 bathrooms*
- *Large living accommodation*
- *Good sized garden*
- *Ideal family home*



ROOM DESCRIPTIONS

Entrance Hall

With hardwood flooring, radiator, central heating programmer, under stairs storage cupboard with electricity fuse board, staircase leading up to the first floor.

Dining Room

With radiator, bay window to the front aspect

Extended Lounge

With 2 radiators, pebble effect electric fire, window to the rear.

Kitchen

With a range of fitted wall and base units, ample work surfaces, double sink unit, built in electric oven, 5 ring hob with extractor hood over, radiator, window to the rear and archway through to the

Utility Area

With plumbing/space for dishwasher as well as washing machine/tumble dryer, wall mounted cupboard, 2 windows.

Side Entrance Hall

Accessed through folding door from the kitchen and leading to the

Downstairs Cloakroom

With WC and window.

First Floor Landing

Bedroom 1

With a range of bedroom furniture including wardrobes, chest of drawers, bedside cabinets, radiator and bay window to the front aspect.

Bedroom 2

With radiator, window to the rear aspect.

Bedroom 3

With radiator and window to the front aspect.

Bathroom

With tiled walls, a corner spa bath, WC, wash hand basin with cupboard under, separate shower cubicle with mains fitment, shaver point, extractor fan, ladder style towel rail/radiator and window to the rear.

Bedroom 4

With radiator and window to the front

Bedroom 5

With radiator and window to the rear.

Shower Room

With tiled walls, shower cubicle with mains fitment, wash hand basin, WC, extractor fan.

Outside

To the front of the property is a driveway, a grassed area and stone boundary wall with shrubs.

Integral Garage

With metal up and over door, gas central heating boiler, light and power, electric fuse board and door to the

Large Rear Garden

Mainly laid to lawn with a paved patio area, a range of shrubs and an apple tree. There is a useful outside light, water tap, greenhouse and garden shed with light and power.

Services

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

Outgoings

Council tax band C - £2,158.98 payable for 2025/2026

Water and drainage rates are payable.

What3Words

///healthier.upset.grape

Viewings

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

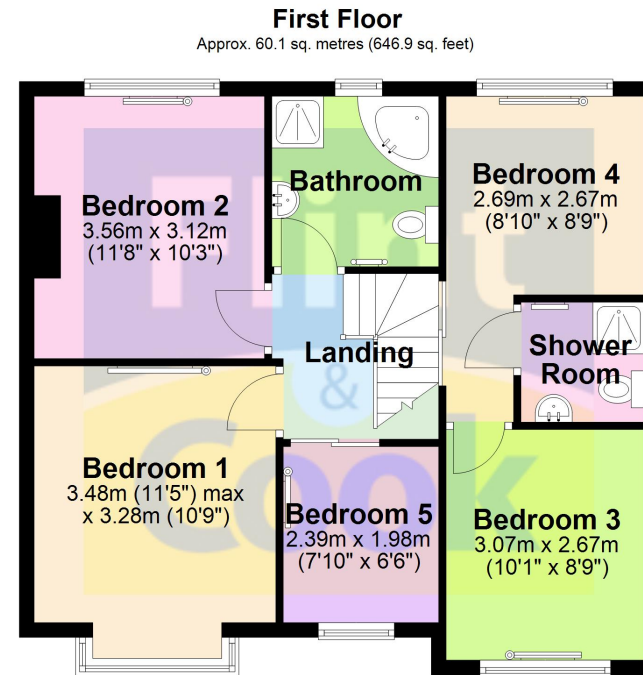
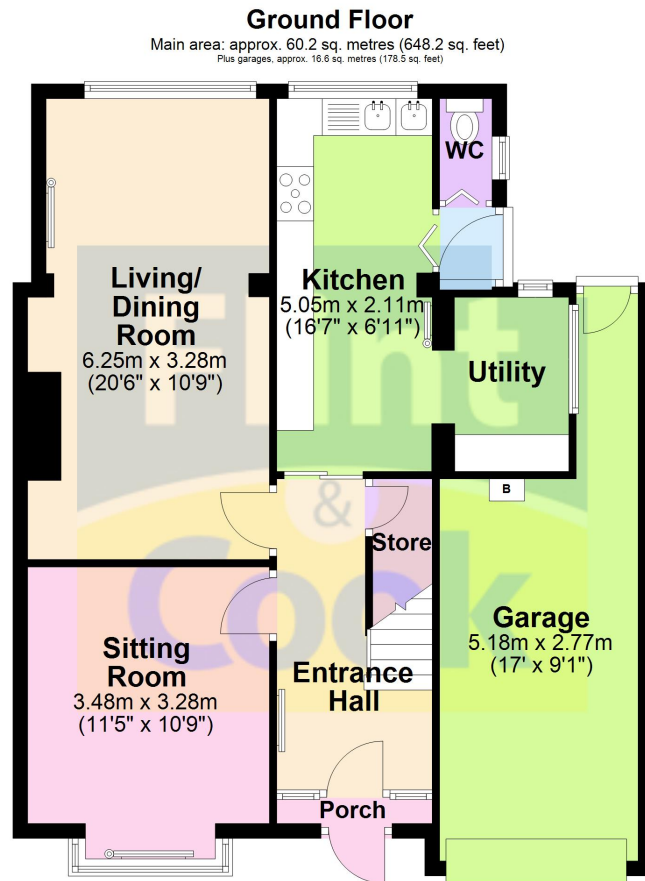
Opening Hours

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.



Main area: Approx. 120.3 sq. metres (1295.0 sq. feet)
Plus garages, approx. 16.6 sq. metres (178.5 sq. feet)

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| Energy Efficiency Rating | | | Current | Potential |
|---|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | | |
| (92+) | A | | | |
| (81-91) | B | | | |
| (69-80) | C | | | 78 |
| (55-68) | D | | 62 | |
| (39-54) | E | | | |
| (21-38) | F | | | |
| (1-20) | G | | | |
| Not energy efficient - higher running costs | | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC | |