



26 Church Road

Tupsley  
Hereford  
HR1 1RR





# 26 Church Road, Tupsley, Hereford HR1 1RR

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An attractive semi-detached period residence, in a prime residential area, with 4 bedrooms, excellent living space, off road parking and a good-sized garden. This elegant semi-detached period property is conveniently located on the well established and much sought after residential area about a mile and half north east of the cathedral city of Hereford, close to a large recreation area known as "The Quarry". Local amenities include a range of shops and public houses, a bus service, doctors' surgery, primary school all within the catchment area for Bishop's Blue Coat senior school.

Constructed in the early 20th century the property retains various original features such as fireplaces, sash windows and picture rails etc. and provides excellent family accommodation (about 1,400 sq. feet) with gas central heating, off road parking and a good-sized rear garden.

The whole is marketed as follows:-

## Ground Floor

### Entrance Hall

With original tiled flooring, window, radiator, under stair storage cupboard and staircase leading up to the first floor.

### Sitting Room

With coal effect gas fire with tiled inset and wooden surround, radiator, exposed floorboards, a built in book shelving and storage cupboard and a bay window to the front.

### Dining/Living Room

With exposed floorboards, a coal effect fireplace with original surround, radiator, 2 windows to the side and double doors to the rear.

### Kitchen

With exposed floorboards, fitted base units with work surfaces and tiled splash backs, plumbing for a washing machine and dishwasher, a built-in electric oven and 4 ring gas hob, radiator, wall mounted gas fired central heating boiler. Steps down to the

### Breakfast/Garden Room

With a tiled floor, radiator, walk in store cupboard with a Belfast sink unit, tiled floor and a window.

### Cloakroom

With WC and window.

### First Floor Landing

With access hatch to the roof space.

### Bedroom 1

With exposed floorboards, an original fireplace, radiator and 2 windows to the front.

### Bedroom 2

With exposed floorboards, an original fireplace, radiator, windows to the side and rear.

### Bedroom 3

With original fireplace, radiator and windows to the side.

### Bedroom 4

With exposed floorboards, radiator and a window to the rear.

### Bathroom

With a shower bath, mixer tap, electric shower and screen, wash hand basin, WC, tiled floor, part tiled walls, ladder style radiator and a window.

### Outside

To the rear there is side access via a gate to a flagstone paved area and a step to a further patio with pergola and the good sized rear garden which is enclosed by fencing and mainly laid to lawn with ornamental shrubs and a garden shed.

### Services

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

### Outgoings

Council tax band C - £2,050.97 payable for 2024/2025  
Water and drainage rates are payable.

### Directions

From Hereford proceed towards Ledbury on the A438, continue past the Rose and Crown public house and at the traffic lights turn right into Church Road and after a short distance the property is located on the right hand side.





### 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

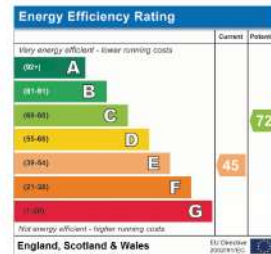
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.







**First Floor**  
Approx. 58.8 sq. metres (632.7 sq. feet)



Total area: approx. 133.8 sq. metres (1439.8 sq. feet)



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