

Tel: 01432 267213

FOR SALE

56 CHURCH ROAD
HEREFORD
HEREFORDSHIRE



A MODERN FOUR BEDROOMED HOUSE IN THE TUPSLEY AREA OF HEREFORD. CLOSE TO GOOD SCHOOLS INCLUDING BISHOPS, ST PAULS, HAMPTON DENE.
ACCOMMODATION : LARGE OPEN PLAN LIVING / DINING ROOM, KITCHEN, CLOAKROOM, UTILITY / STUDY ROOM. FIRST FLOOR : 4 BEDROOMS, LUXURY BATHROOM
OUTSIDE : GARAGE & OFF STREET PARKING, PATIO AREA AND SMALL LAWNED GARDEN.

DRAFT DETAILS OF 56 CHURCH ROAD, TUPSLEY, HEREFORD

&NBSP;

DESCRIPTION

A MODERN FOUR BEDROOMED DETACHED HOUSE LOCATED IN CHURCH ROAD, TUPSLEY. THE PROPERTY HAS BEEN WELL DESIGNED WITH GENEROUS PROPORTIONS. THE HOUSE BENEFITS FROM DOUBLE GLAZED WINDOWS, A NEW GAS

CENTRAL HEATING BOILER, NEWLY REFURBISHED BATHROOM WITH UNDERFLOOR HEATING AND A JACUZZI BATH AND MODERN KITCHEN.

&NBSP;

AT THE REAR OF THE HOUSE, THERE ARE PATIO DOORS LEADING OUT ONTO A PAVED PATIO AREA. BEYOND THIS, THERE IS A LARGE SINGLE GARAGE WITH A SMALL GARDEN AREA BEHIND THE GARAGE.

&NBSP;

SITUATION & LOCATION

CHURCH ROAD IS IN THE TUPSLEY AREA OF HEREFORD, IT IS A PLEASANT RESIDENTIAL AREA ON THE NORTH-EAST OF THE CITY ABOUT 1 MILE FROM HEREFORD CITY CENTRE. IT IS CLOSE TO GOOD SCHOOLS INCLUDING ST PAULS & HAMPTON DENE (PRIMARY) AND BISHOPS (SECONDARY SCHOOL). &NBSP;THERE ARE LOCAL SHOPS IN CHURCH ROAD AND A CO-OP ON LEDBURY ROAD. THERE IS A REGULAR BUS SERVICE INTO HEREFORD.

&NBSP;

ACCOMMODATION

&NBSP;

ENTRANCE HALL 1.79M X 1.17M

CLOSE CARPETED, SMALL PANELLED RADIATOR, PENDANT LIGHT, SMOKE ALARM.

&NBSP;

LIVING ROOM 3.57M X 4.43M + 0.73M X 1.98M

A PLEASANT ROOM WITH BAY WINDOW, CLOSE CARPETED, WALL LIGHTS, COAL EFFECT FIRE WITH TIMBER MANTELPIECE.

&NBSP;

DINING ROOM 2.68M X 3.78M

LARGE SINGLE PANELLED RADIATOR, REAR DOUBLE GLAZED PATIO DOORS TO REAR TERRACE AREA.

&NBSP;

KITCHEN / BREAKFAST ROOM 2.54M X 4.89M

A LARGE KITCHEN / BREAKFAST ROOM WITH EYE LEVEL AND BASE UNITS BELOW A GRANITE WORK SURFACE. THERE IS A DOUBLE ELECTRIC OVEN, NEFF GAS HOB, INTEGRATED DISHWASHER, BREAKFAST BAR. HEATED TOWEL RAIL, PENDANT LIGHT AND INSET SPOT LIGHTS.

&NBSP;

REAR HALL 1.57M X 2.67M

PENDANT LIGHT, LAMINATE FLOORING, UNDER-STAIRS CUPBOARD, LARGE RADIATOR.

&NBSP;

CLOAKROOM 1.18M X 1.10M

WASH HAND BASIN, LOW LEVEL WC, SMALL DOUBLE PANELLED RADIATOR, EXTRACTOR FAN, FEATURE GLASS BRICKS ALLOWING NATURAL LIGHT.

&NBSP;

STUDY/UTILITY AREA 3.13M X 2.21M

REAR DOOR TO OUTSIDE PATIO AREA, SINK WITH MIXER TAP, NEW GAS CENTRAL HEATING BOILER, INSET SPOT LIGHTS, SPACE FOR DRYER.

&NBSP;

&NBSP;

FIRST FLOOR

LANDING 1.87M X 2.56M + 1.52M X 0.88M
CLOSE CARPETED, SMOKE ALARM, ROOF VOID ACCESS.

&NBSP;

BEDROOM 1 2.38M X 2.18M

CLOSE CARPETED, PENDANT LIGHT, SMALL RADIATOR, DOUBLE GLAZED WINDOWS
&NBSP;

BEDROOM 2 3.27M X 2.98M + 0.52M X 0.96M

CLOSE CARPETED, PENDANT LIGHT, DOUBLE GLAZED WINDOWS, BUILT IN
WARDROBES.

&NBSP;

BEDROOM 3 3.49M X 2.68M

VINYL LAMINATE FLOORING, PENDANT LIGHT, SINGLE PANELLED RADIATOR, BUILT-IN
WARDROBES, DOUBLE GLAZED WINDOWS.

&NBSP;

BEDROOM 4 2.72M X 4.9M

A LARGE DOUBLE BEDROOM, CLOSE CARPETED, DOUBLE GLAZED WINDOWS TO THE
FRONT AND REAR, DOUBLE PANELLED RADIATOR.

&NBSP;

BATHROOM 2.17M X 3.01M

A LUXURY BATHROOM WITH UNDER FLOOR HEATING, PEDESTAL WASH HAND BASIN,
LOW LEVEL WC, JACUZZI CORNER BATH, SHOWER CUBICLE, TILED FLOORS AND
WALLS, INSET SPOT LIGHTS, HEATED TOWEL RAIL, PEDESTAL WASH HAND BASIN
WITH VANITY UNITS BELOW.

&NBSP;

OUTSIDE

AT THE REAR OF THE HOUSE THERE IS A SMALL PATIO / TERRACE AREA. THERE IS A
REAR LANE FOR VEHICULAR ACCESS TO THE GARAGE (WITH ELECTRIC LIGHTS) AND
OFF STREET PARKING. THERE IS A LARGE SINGLE GARAGE WITH REAR ACCESS
THROUGH TO A GARDEN AREA WHICH IS IDEAL FOR A SMALL VEGETABLE GARDEN.

&NBSP;

SERVICES :-&NBSP; MAINS WATER, DRAINAGE, GAS & ELECTRICITY

&NBSP;

EPC & FLOORPLAN&NDASH; PLEASE SEE ATTACHED

&NBSP;

COUNCIL TAX : - SUBJECT TO HEREFORDSHIRE COUNCIL 01432 260000.

&NBSP;

VIEWING

VIEWINGS ARE STRICTLY BY APPOINTMENT THROUGH ARKWRIGHT OWENS, ACTING
AS SOLE AGENTS WITH SOLE SELLING RIGHTS- TELEPHONE&NBSP; (01432) 267213
OR JONATHAN OWENS 0795 0961238

&NBSP;

AGENTS NOTE

ARKWRIGHT OWENS HAS NOT TESTED APPARATUS, EQUIPMENT, FITTINGS, OR

SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER. THE BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. THE PHOTOGRAPH MAY HAVE BEEN TAKEN WITH THE USE OF A WIDE-ANGLE OR ZOOM LENS. ALL ROOM SIZES ARE APPROXIMATE AND IF MEASURED INTO A RECESS THEN THIS IS INDICATED. THE PROPERTY IS SOLD IN THE AFOREGOING PARTICULARS. ANY ITEM NOT MENTIONED HEREIN IS SPECIFICALLY EXCLUDED MAY 19TH 2014

ACCOMMODATION: 4 BEDROOMS, 2 RECEPTIONS,

GUIDE PRICE £249,995

DRAFT DETAILS OF 56 CHURCH ROAD, TUPSLEY, HEREFORD

DESCRIPTION

A modern four bedroomed detached house located in Church Road, Tupsley. The property has been well designed with generous proportions. The house benefits from double glazed windows, a new gas central heating boiler, newly refurbished Bathroom with underfloor heating and a Jacuzzi Bath and modern Kitchen.

At the rear of the house, there are patio doors leading out onto a paved patio area. Beyond this, there is a large single garage with a small garden area behind the Garage.

SITUATION & LOCATION

Church Road is in the Tupsley area of Hereford, it is a pleasant residential area on the North-east of the city about 1 mile from Hereford city centre. It is close to good schools including St Pauls & Hampton Dene (primary) and Bishops (secondary school). There are local shops in Church Road and a Co-op on Ledbury Road. There is a regular bus service into Hereford.

ACCOMMODATION

Entrance HALL 1.79m x 1.17m

Close carpeted, small panelled radiator, pendant light, smoke alarm.

LIVING ROOM 3.57m x 4.43m + 0.73m x 1.98m

A pleasant room with Bay window, Close carpeted, wall lights, coal effect fire with timber mantelpiece.

DINING ROOM 2.68m x 3.78m

Large single panelled radiator, rear double glazed patio doors to rear terrace area.

KITCHEN / BREAKFAST ROOM 2.54m x 4.89m

A large kitchen / breakfast room with eye level and base units below a granite work surface. There is a double electric oven, Neff gas hob, integrated dishwasher, breakfast bar. Heated towel rail, pendant light and inset spot lights.

REAR HALL 1.57m x 2.67m

Pendant light, laminate flooring, under-stairs cupboard, large radiator.

CLOAKROOM 1.18m x 1.10m

Wash hand basin, low level WC, small double panelled radiator, extractor fan, feature glass bricks allowing natural light.

STUDY/UTILITY AREA 3.13m x 2.21m

Rear door to outside patio area, sink with mixer tap, new gas central heating boiler, inset spot

lights, space for dryer.

FIRST FLOOR

LANDING 1.87m x 2.56m + 1.52m x 0.88m

Close carpeted, smoke alarm, roof void access.

BEDROOM 1 2.38m x 2.18m

Close carpeted, pendant light, small radiator, double glazed windows

BEDROOM 2 3.27m x 2.98m + 0.52m x 0.96m

Close carpeted, pendant light, double glazed windows, built in wardrobes.

BEDROOM 3 3.49m x 2.68m

Vinyl laminate flooring, pendant light, single panelled radiator, built-in wardrobes, double glazed windows.

BEDROOM 4 2.72m x 4.9m

A large double bedroom, close carpeted, double glazed windows to the front and rear, double panelled radiator.

BATHROOM 2.17m x 3.01m

A luxury Bathroom with Under floor heating, Pedestal wash hand basin, low level WC, Jacuzzi corner bath, shower cubicle, tiled floors and walls, inset spot lights, heated towel rail, pedestal wash hand basin with vanity units below.

OUTSIDE

At the rear of the house there is a small patio / terrace area. There is a rear lane for vehicular access to the Garage (with electric lights) and off street parking. There is a large single garage with rear access through to a garden area which is ideal for a small vegetable garden.

SERVICES :- Mains water, drainage, gas & electricity

EPC & FLOORPLAN- please see attached

COUNCIL TAX : - subject to Herefordshire Council 01432 260000.

VIEWING

Viewings are strictly by appointment through Arkwright Owens, acting as sole agents with sole selling rights- Telephone (01432) 267213 or Jonathan Owens 0795 0961238

AGENTS NOTE

Arkwright Owens has not tested apparatus, equipment, fittings, or services and so cannot

verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded May 19th 2014