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### 18 Garnstone Rise, Tupsley, Hereford, HR1 1PW

*'Situated to the north east of Hereford City in the popular residential location of Tupsley a well presented three bedroom mid terraced family home with the added benefit of gas central heating, double glazing and enclosed gardens'*

**£227,500 (Freehold)**

Residential Sales and Lettings

# 18 Garnstone Rise, Tupsley, Hereford, HR1 1PW

## LOCATION

The property is located to the north east of Hereford in the popular residential location of Tupsley. In the area is a parade of shops at Chiltern Square including Chinese takeaway and local shop and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a well presented, three bedroom, mid terraced family home with the added benefit of gas central heating and double glazing. The property comprises entrance hall, sitting room, kitchen/dining room, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Canopy Entrance Porch

With double glazed panelled door leading to the entrance hall.

#### Entrance Hall

With two front aspect double glazed windows to the door, stairs to the first floor, understairs storage cupboard, panelled radiator, vinyl flooring and door to the sitting room and kitchen.

#### Kitchen

3.3m (10'10") x 2.74m (9')

With rear aspect double glazed patio door giving access to the garden. A range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven, integrated microwave, electric hob with cooker hood over, plumbing and space for washing machine, breakfast bar, vinyl flooring, inset spot lights and access to the dining area.



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### Dining Area

3.1m (10'2) x 2.84m (9'4)

With double glazed French doors to the garden, vertical blind, panelled radiator, inset spotlights, vinyl flooring and access to the sitting room.

### Sitting Room

3.99m (13'1) x 3.51m (11'6)

With front aspect double glazed window with vertical blind, panelled radiator and television point.



### ON THE FIRST FLOOR:

#### Landing

Access hatch to loft space, cupboard housing the Worcester gas central heating boiler, smoke alarm, thermostat for central heating, doors to bedrooms and shower room.

#### Bedroom 1

3.25m (10'8) x 3.07m (10'1) (plus door recess)

With front aspect double glazed window, panelled radiator, two built-in wardrobes with hanging rail, shelving and vinyl flooring.

#### Bedroom 2

3.38m (11'1) (maximum) x 2.79m (9'2)

With rear aspect double glazed window with vertical blind, built-in wardrobe with hanging rail and shelf and panelled radiator.

#### Bedroom 3

2.74m (9'0) x 2.26m (7'5) (maximum)

With front aspect double glazed window and panelled radiator.



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## Shower Room

2.44m (8'0) x 1.68m (5'6)

With two rear aspect double glazed windows with horizontal blinds, double shower cubicle with thermostatically controlled shower and rainwater shower head, vanity wash hand basin, low flush wc, inset spot lights, extractor fan and vinyl flooring.



## OUTSIDE:

To the front of the property is a gravel garden with interspersed roses and the garden is enclosed by hedging and fencing to provide a degree of privacy with a gate and path giving access to the front door. To the immediate rear of the property is a garden with steps leading to a further patio interspersed with gravel borders. The path continues to the rear of the garden which slopes to a further gravel area where there is space for a rotary washing line. In the rear garden is a brick built storage shed with side aspect window, power and light. The garden is enclosed by fencing and walling to provide a degree of privacy. A gate gives access to the council owned parking area.

## Parking

To the rear of the property is a council owned parking area. The owner of the property has parked in this parking area at the rear of her property since ownership. To the front of the property there is off road parking available via a council parking permit.

## COUNCIL TAX BAND B

Payable to Herefordshire Council

## BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

## SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

## VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

## DIRECTIONAL NOTE

From central Hereford proceed out of Hereford along St Owen Street following the road into Ledbury Road. At the roundabout take the second exit continuing onto Ledbury Road. Continue along Ledbury Road to the traffic lights and proceed straight over again onto Ledbury Road. Take the left hand turning into Whittern Way and follow the road taking the right hand turning into Garnstone Rise where the property is located on the right hand side.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**10th Oct 2024**

ID38514

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## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

