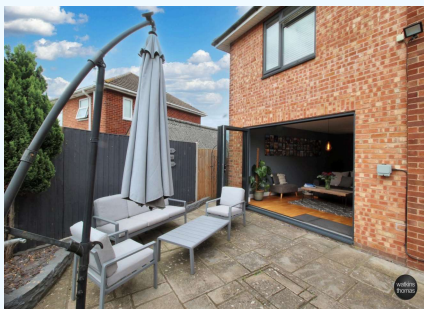




Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## 66 Quarry Road, Tupsley, Hereford, HR1 1SL

*'Situated to the north east of Hereford City in the popular residential location of Tupsley a superbly presented four bedroom semi detached family home which has been extended to provide fantastic family accommodation with off road parking and enclosed rear garden'*

**£425,000 (Freehold)**

## 66 Quarry Road, Tupsley, Hereford, HR1 1SL

### LOCATION

The property is located to the north east of Hereford City in the popular Tupsley district. In the area are a range of amenities including a parade of shops, chip shop, public house 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.

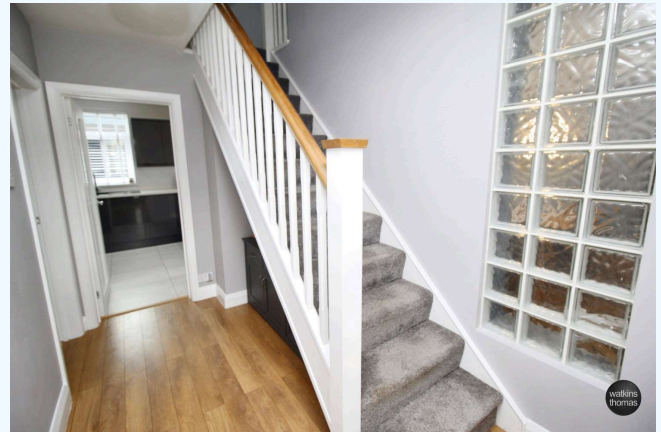
### DESCRIPTION

The subject property has been extended over the years to provide superb family accommodation in excellent decorative order throughout. The property has the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, open plan kitchen/dining/family room, utility room, cloakroom, first floor landing with access to four bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

A panelled entrance door leads to the entrance hall with panelled radiator, stairs to the first floor, wooden flooring, access to the kitchen and sitting room.



#### Sitting Room

3.91m (12'10) (maximum into the bay) x 4.29m (14'1)

With front aspect double glazed half bay window, wood burning stove with oak mantel over, picture rail, television point and wooden flooring.



# 66 Quarry Road, Tupsley, Hereford, HR1 1SL

## Open Plan Kitchen/Family/Dining Area

### Kitchen Area

4.24m (13'11") x 2.92m (9'7")

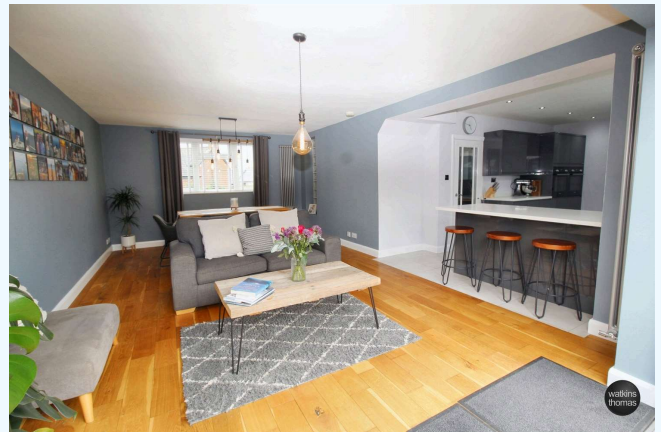
With rear aspect double glazed window, a range of units comprising 1½ bowl sink drainer unit with work surface, splash backs, base units under with matching wall units, two integrated ovens, electric hob with cooker hood over, breakfast bar, tiled flooring, door to the utility room and access to the dining/family room.



### Dining/Family Room

6.3m (20'8") x 3.96m (13')

With front aspect double glazed window, two feature radiators, wooden flooring, smoke alarm and bifold doors giving access to the garden.



## 66 Quarry Road, Tupsley, Hereford, HR1 1SL



### Utility

2.9m (9'6) (maximum) x 1.98m (6'6) (maximum)

L-shaped room with plumbing and space for washing machine, space for tumble dryer, work surface over, space for upright fridge freezer, laminated flooring, double glazed upvc door to the garden and door to the cloakroom.

### Cloakroom

With rear aspect double glazed window, low flush wc, wash hand basin with tiled splash backs and laminated flooring.

### ON THE FIRST FLOOR:

#### Landing

Access hatch to loft space with pull down ladder, cupboard housing the Worcester gas central heating boiler, smoke alarm and doors to bedrooms and bathroom.

#### Bedroom 1

3.96m (13'0) x 3.51m (11'6)

With front aspect double glazed window, feature radiator, television point and door to the en-suite shower room.

#### En-Suite Shower Room

With front aspect double glazed window, shower cubicle with rainwater shower head and thermostatically controlled shower, low flush wc, wash hand basin, heated towel rail, fully tiled wall surround, extractor fan, inset spot lights and tiled flooring.

## 66 Quarry Road, Tupsley, Hereford, HR1 1SL



### Bedroom 2

3.45m (11'4) x 3m (9'10) (to the wardrobe)

With front aspect double glazed window, built-in wardrobe with sliding mirror doors, laminated flooring and panelled radiator.

### Bedroom 3

3.15m (10'4) (to the wardrobe) x 2.97m (9'9)

With rear aspect double glazed window, built-in wardrobe with sliding mirror doors, panelled radiator and laminated flooring.



### Bedroom 4

3.35m (11'0) (maximum) x 2.69m (8'10) (maximum)

L shaped room with rear aspect double glazed window, built-in wardrobe with mirror sliding doors, panelled radiator and laminated flooring.



## 66 Quarry Road, Tupsley, Hereford, HR1 1SL

### Bathroom

With rear aspect double glazed window, suite comprising panel enclosed L shaped bath with mixer tap over, thermostatically controlled shower with rainwater shower head, low flush wc, wash hand basin, heated towel rail, extractor fan, inset spot lights, fully tiled wall surround and tiled flooring.



### OUTSIDE:

To the front of the property is a terraced lawn garden with steps leading to the front door. To the right hand side of the property is a dropped kerb with parking area. A side gate gives access to the side of the property where there is a useful storage shed and a further gate gives access to the rear garden which leads to the patio and steps lead to a lawned garden. A path continues to a decked area giving access to the summer house/garden bar. The rear garden has the benefit of an outside light and tap and is enclosed by fencing to provide a degree of privacy. SUMMER HOUSE/BAR (17'6 x 13'0 narrowing to 6' - irregular shape) with power, lighting and front aspect double glazed door to the decked area.



### COUNCIL TAX BAND C

Payable to Herefordshire Council

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.

## 66 Quarry Road, Tupsley, Hereford, HR1 1SL

### **VIEWING**

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

### **DIRECTIONAL NOTE**

Proceed out of Hereford along Ledbury Road. On reaching the roundabout take the second exit continuing along Ledbury Road. At the traffic lights turn right onto Church Road. Continue along Church Road turning right into Quarry Road. Continue for the length of Quarry Road and the property will be located on the right hand side as indicated by the for sale board.

### **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).

**19th June 2024**

ID38756

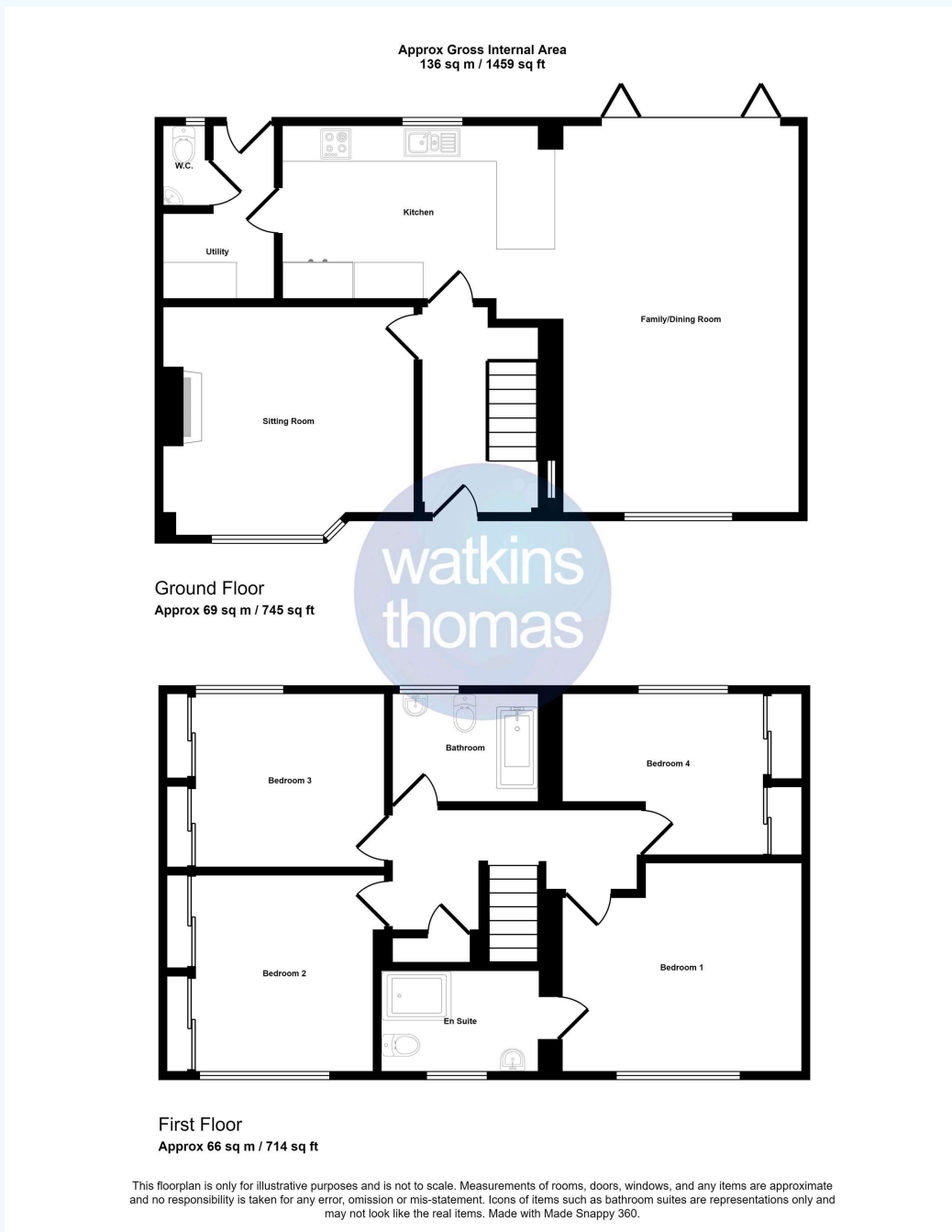
### **ENERGY PERFORMANCE CERTIFICATE**

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.

# 66 Quarry Road, Tupsley, Hereford, HR1 1SL

## 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.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.