



## 40 TOWER ROAD

HEREFORD HR4 0LF

£545,000  
FREEHOLD

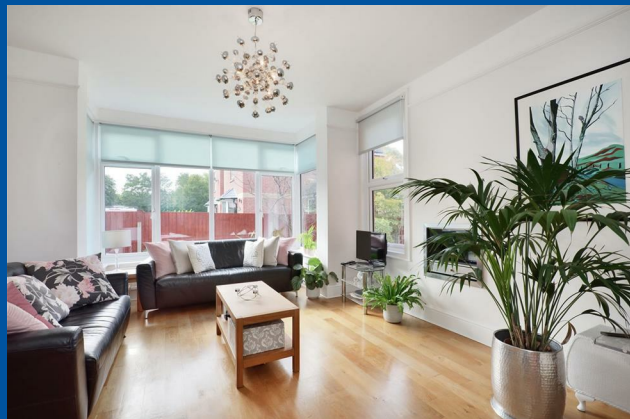
Immaculate period three storey semi-detached house in sought-after quiet residential area with 5 bedrooms, 3 bathrooms, beautiful garden with workshop/home office. No onward chain and viewing is highly recommended.





# 40 TOWER ROAD

- Sold with no onward chain!
- Sought after location
- 5 beds, 3 bath set over 3 floors
- Period semi detached home
- Immaculately presented throughout
- Driveway parking & fantastic rear garden



## Property Description

Nestled in the tranquil and highly sought-after area of Tower Road, Hereford, this immaculate period semi-detached house offers a splendid blend of classic charm and modern convenience. Built in 1900, this three-storey residence boasts an impressive 2,088 square feet of living space, making it an ideal family home.

The property features five generously sized bedrooms, providing ample space for family and guests alike. With three well-appointed bathrooms, morning routines will be a breeze, ensuring comfort and privacy for all. The three reception rooms are perfect for entertaining or simply enjoying quiet evenings at home, offering versatility to suit your lifestyle.

One of the standout features of this home is the beautiful garden, which not only enhances the property's appeal but also includes a garden room or home office, catering to those who may wish to work from home or indulge in hobbies. The outdoor space is perfect for family gatherings, gardening, or simply enjoying the fresh air in a peaceful setting.

With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. The combination of its period features, spacious layout, and desirable location makes this house a rare find in the current market. Whether you are looking for a family home or a place to entertain, this property is sure to impress. Do not miss the chance to make this exceptional house your new home.

## Hall

A welcoming hallway with pale walls and light floor tiles, leading to the staircase with a natural wood banister and carpeted steps. The hallway provides access to the lounge.

## Lounge

A bright lounge with a large bay window at the front, filling the room with natural light. The room is carpeted in a soft neutral tone, complemented by pale walls. A traditional fireplace with a cream surround takes centre stage, and there is plenty of space for comfortable seating. The decor is simple and elegant, allowing the space to be personalised easily.

## Morning Room

A spacious living room with wooden flooring and large corner windows providing an abundance of natural light. The room is decorated in soft neutral tones with contemporary light fittings and is arranged to accommodate comfortable sofas and occasional furniture. The room flows naturally into the adjoining dining room, creating an inviting space for both relaxation and entertaining.

## Dining Room

This dining room offers a bright and intimate space for dining. A large window allows natural light to fill the room, and neutral walls create a fresh and inviting atmosphere. The room is perfect for family dinners or entertaining guests.

## Kitchen

The kitchen has black tiled flooring and warm wooden cabinetry. The kitchen is well-lit by a generous window above the stainless steel sink, overlooking the garden. The work surfaces are spacious and dark, contrasting nicely with the cabinetry. The kitchen has access to a utility room through a door at the back.

## Utility Room

A practical utility room with tile flooring continuing from the kitchen. It features built-in cabinetry and space for appliances, as well as a door leading out to the rear garden. The room also includes a convenient downstairs cloakroom with a white WC and wash basin set within a simple vanity unit, finished with minimal decoration for easy maintenance.

## Garden Room

A bright garden room with multiple windows and doors opening out to the garden, allowing plenty of natural light to flow in. The space is versatile and can be used as a relaxing retreat or additional entertaining area. It offers views over the well-maintained garden and patio beyond.

## Cellar/Gym

A versatile, fully equipped cellar currently set up as a home gym, offering ample space for a range of exercise equipment. Featuring painted brick walls and practical flooring designed for workouts, the space is both functional and easy to maintain. A window allows natural light to filter in, and the layout is well organised for fitness activities, while also providing an extra room which is useful for additional storage for household items.

## Landing

The first floor landing features a light carpet and a natural wood balustrade that matches the staircase below. It provides access to three bedrooms and the family bathroom, creating a central circulation space on this level.

## Bedroom 1

Bedroom 1 is a generous double room with a large bay window allowing in plenty of natural light. The neutral carpet and walls create a calm, restful space. It includes an en-suite bathroom fitted with modern white suite and a tiled floor.

### Bedroom 2

Bedroom 2 is a comfortably sized double room featuring neutral decor and carpet. A large window provides garden views and natural light, making the room feel airy and bright.

### Bedroom 3

Bedroom 3 is a smaller single bedroom with a large window, neutral walls, and carpet flooring. It provides a flexible space suitable for a child's room, guest room, or study.

### Bathroom

The family bathroom on the first floor is fitted with a white suite including a bath with shower screen, pedestal wash basin, and WC. The floor is finished with dark tiles, and the walls are white, creating a fresh, clean look.

### Bedroom 4

Bedroom 4 on the second floor is a bright double room featuring a Velux window that lets in natural light and views to Broomy Hill Water Tower. The room benefits from an ensuite shower room with modern fittings and tiled flooring.

### Bedroom 5/Study

Bedroom 5 is another double room on the second floor with a large window (with views across the garden) and neutral decor. It provides a versatile space that could be used as a bedroom or home office.

### Landing 2

The second floor landing is carpeted and offers access to two bedrooms and the ensuite shower room. It includes a natural wood balustrade that matches the staircase style throughout the house.

### Rear Garden

The expansive rear garden is beautifully maintained with a large lawn bordered by mature trees and shrubs. A paved patio area at the rear of the house provides space for outdoor dining and relaxing. At the far end of the garden stands a stylish wooden garden room, comfortably furnished and featuring large windows and seating areas, creating a tranquil space for leisure or socialising.

### Directions

From the Flint & Cook office, proceed along King Street heading towards the traffic lights, proceed straight over past the church onto Barton Road, proceeding into Breinton and taking the left hand turning signposted for Tower Road, proceed past the turning for Prince Edward Road and the property is situated to the top right hand corner as indicated by the Flint & Cook for sale board.

### Property Services

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

### Outgoings

Water and drainage rates are payable.

### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

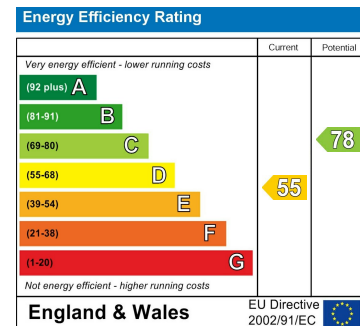
Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

### Money Laundering

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

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**EPC Rating: D Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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