



43 MOUNT CRESCENT

TUPSLEY, HEREFORD HR1 1NQ

£385,000
FREEHOLD

An attractive semi-detached house which is pleasantly located in a mature and highly favoured residential area about a mile and a half north east of Hereford.

Local amenities include a range of shops, a public house, bus service, church and both primary and secondary schools.

The property was constructed in the 1930s and has been extended to provide very spacious family accommodation with gas central heating and double glazing, an integral garage, ample parking and a very large rear garden.



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- Extended semi-detached house
- Sought after residential location
- 4 bedrooms (1 ensuite)
- Extremely spacious family home
- Gas central heating
- Very large garden.



Recessed Porch

With a tiled floor and door through to the

Entrance Hall

With a radiator, under stairs storage cupboard, staircase leading up to the first floor.

Lounge

With a fireplace that has a wooden surround and marble style inset and hearth, coal effect gas fire, radiator, bay window to the front.

Extended Living/Dining Room

With a fireplace that has a wooden surround and marble style inset and hearth, coal effect gas fire, radiator, double doors and full length windows to the side and a door to the kitchen.

Kitchen

Fitted with a range of oak-style base and wall mounted units with work surfaces and tiled splashbacks, 1 1/2 bowl sink unit, space and plumbing for a dishwasher, electric cooker point, radiator, under stairs storage cupboard, window to rear and door to the garage.

Utility Room

With space and plumbing for a washing machine, radiator, window and door to the rear and door to the

Downstairs Cloakroom

With WC, wash hand basin, radiator and window,

First Floor Landing

Bedroom 1

With radiator, window to the front and door to the

Ensuite Shower Room

With a tiled shower cubicle with electric fitment and glass screen, wash hand basin with shaver and light point over, WC, radiator, extractor fan and a window.

Bedroom 2

Fitted with a range of built-in Sharps bedroom furniture including wardrobes, dressing table, bedside cabinets, storage cupboards, radiator and window to the front.

Bedroom 3

With a radiator and window to the rear.

Bedroom 4

With radiator and window to the front.

Bathroom

Fitted with a white suite consisting of a bath, wash hand basin with cupboard under, WC, access hatch to the roof space, radiator, a

cupboard housing the hot water cylinder, window.

Outside

The property is approached through double gates leading to a concreted driveway and then the garage.

The front garden is lawned with flower borders and ornamental shrubs.

There is a very large rear garden which is a particular feature of the property with an extensive paved patio with retaining wall, a large lawn, a vegetable garden, numerous trees and shrubs and a rear access gate to a footpath.

Garage

With double hardwood doors with leaded glazing, newly fitted gas central heating boiler and door to the utility room.

Property Services

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

Outgoings

Council tax band 'D' - £2,428.86 for 2025/2026

Water and drainage rates are payable.

What3Words

///timing.richer.hiking

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

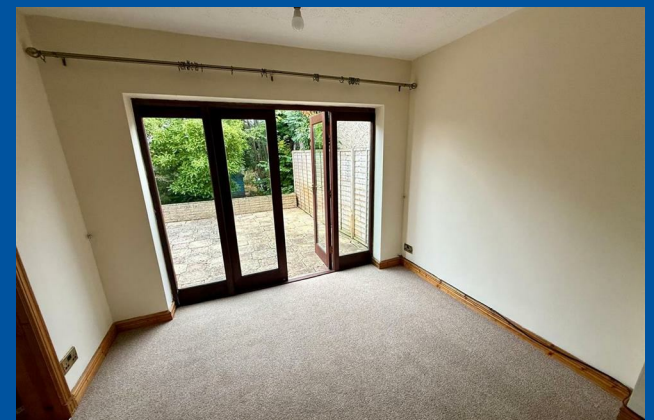
Monday - Friday 9.00 am - 5.30 pm

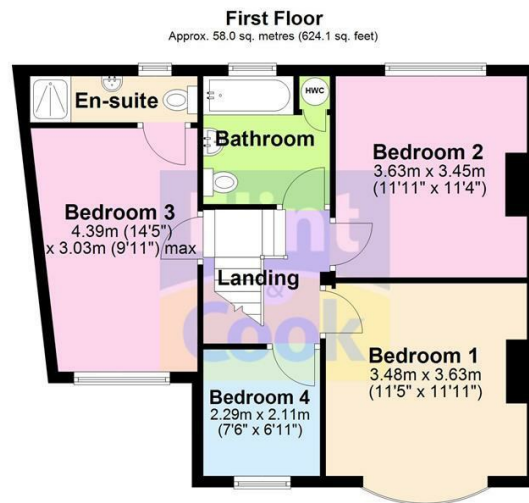
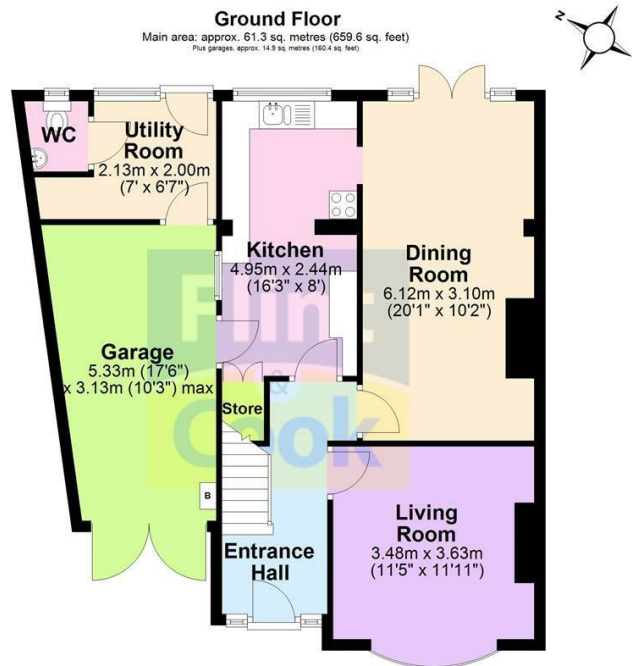
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

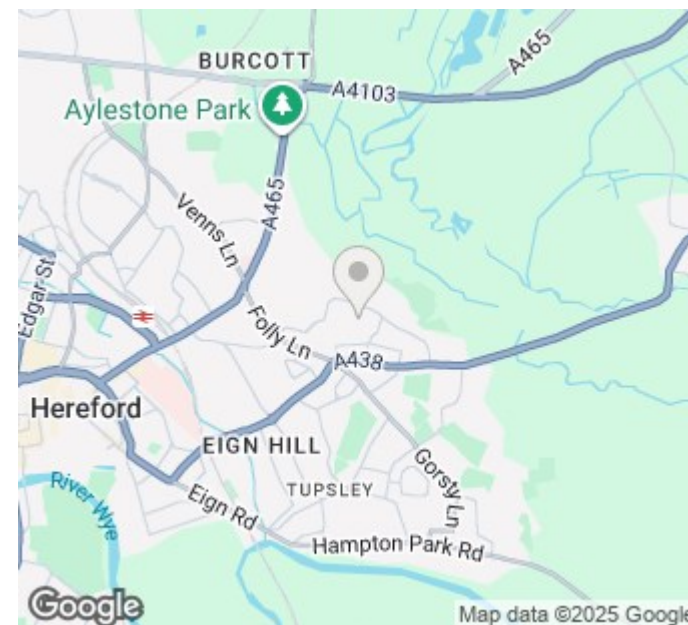
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Main area: Approx. 119.3 sq. metres (1283.7 sq. feet)
Plus garages: approx. 14.9 sq. metres (160.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: D

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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