



26 SEATON AVENUE

TUPSLEY, HEREFORD HR1 1NN

£360,000
FREEHOLD

This excellent semi detached house is pleasantly located in a well established and highly favoured residential area about 1 ½ miles north east of the cathedral city of Hereford. Local amenities include a range of shops, public house, a church, recreation areas, primary and secondary schools and Herefordshire's Further Education colleges (6th Form, Art & Technical).

The original house was constructed in the 1950s and has been significantly extended, to provide ideal family accommodation with gas central heating, double glazing, off road parking and integral garage and a good sized, south facing, rear garden.



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- Extended semi-detached house
- Sought after residential area
- Ideal family home
- Good sized garden
- 5 bedrooms, 2 bathrooms
- Large living accommodation



Full Description

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Entrance Hall

With hardwood flooring, radiator, central heating programmer, under stairs storage cupboard with electricity fuse board, staircase leading up to the first floor.

Dining Room

With radiator, bay window to the front aspect

Extended Lounge

With 2 radiators, pebble effect electric fire, window to the rear.

Kitchen

With a range of fitted wall and base units, ample work surfaces, double sink unit, built in electric oven, 5 ring hob with extractor hood over, radiator, window to the rear and archway through to the

Utility Area

With plumbing/space for dishwasher as well as washing machine/tumble dryer, wall mounted cupboard, 2 windows.

Side Entrance Hall

Accessed through folding door from the kitchen and leading to the

Downstairs Cloakroom

With WC and window.

First Floor Landing

Bedroom 1

With a range of bedroom furniture including wardrobes, chest of drawers, bedside cabinets, radiator and bay window to the front aspect.

Bedroom 2

With radiator, window to the rear aspect.

Bedroom 3

With radiator and window to the front aspect.

Bathroom

With tiled walls, a corner spa bath, WC, wash hand basin with cupboard under, separate shower cubicle with mains fitment, shaver point, extractor fan, ladder style towel rail/radiator and window to the rear.

Bedroom 4

With radiator and window to the front

Bedroom 5

With radiator and window to the rear.

Shower Room

With tiled walls, shower cubicle with mains fitment, wash hand basin, WC, extractor fan.

Outside

To the front of the property is a driveway, a grassed area and stone boundary wall with shrubs. Integral Garage With metal up and over door, gas central heating boiler, light and power, electric fuse board and door to the Large Rear Garden Mainly laid to lawn with a paved patio area, a range of shrubs and an apple tree. There is a useful outside light, water tap, greenhouse and garden shed with light and power.

Money Laundering Regulations

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

Viewings

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

What3Words

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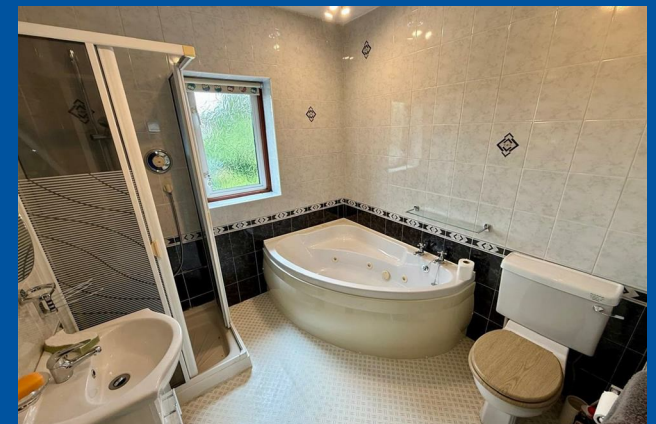
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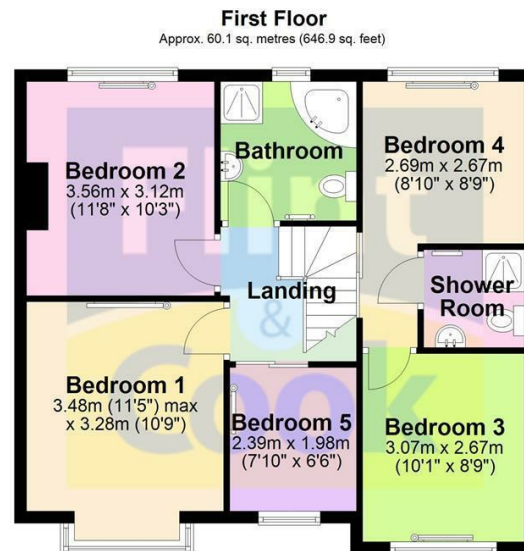
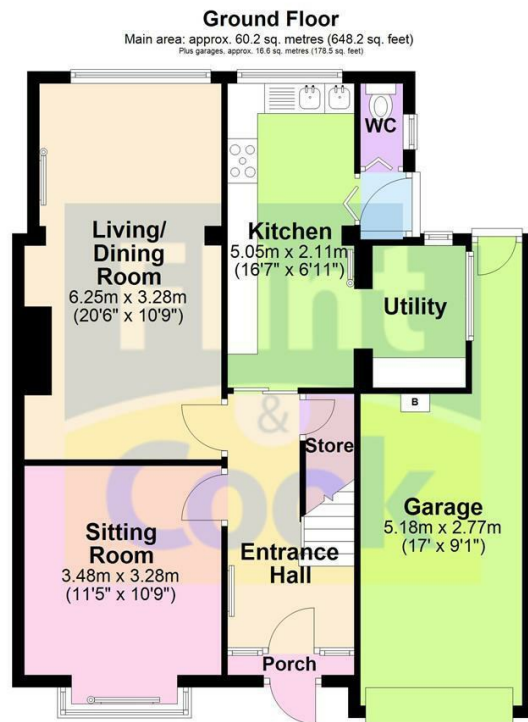
Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band C - £2,158.98 payable for 2025/2026 Water and drainage rates are payable.

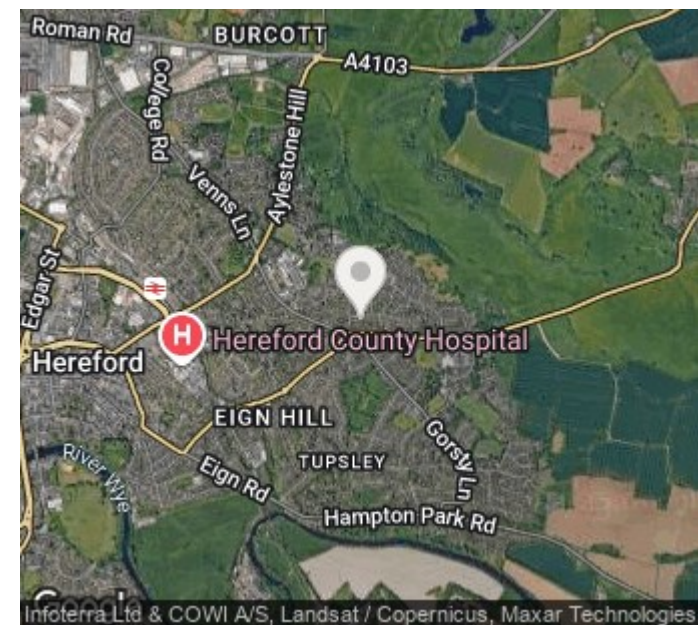
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Main area: Approx. 120.3 sq. metres (1295.0 sq. feet)
Plus garages, approx. 16.6 sq. metres (178.5 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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