



## 58 SEATON AVENUE

TUPSLEY, HEREFORD HR1 1NR

£345,000  
FREEHOLD

Peacefully situated in this highly sought-after residential location, a spacious 3 bedroom extended semi-detached house offering ideal family accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double glazing, good-sized rear garden, garage and ample parking, and to fully appreciate this property we recommend an internal inspection.





# 58 SEATON AVENUE

- Highly sought after residential location
- Spacious 3 bedroom extended semi
- 3 reception rooms & large kitchen
- Garage & ample off-road parking
- Ideal family home
- Must be Viewed



## Recessed Entrance Porch

With entrance door through to the spacious

## Reception Hall

With double-glazed side window, fitted carpet, radiator with display shelf above, stairs to the first floor and door to the

## Lounge

With fitted carpet, a range of lighting, double-glazed bay window to the front aspect, feature fireplace with hearth, display mantle and built-in gas coal-effect fire, and glazed panelled sliding doors to the

## Dining Room

With fitted carpet, door to the kitchen and archway to the

## Snug/Family Room

With fitted carpet, radiator and double-glazed sliding patio door to the rear.

## Kitchen

Fitted with a range of wall and base cupboards, ample work services, 1 1/2 half bowl sink unit, tiled floor, double radiator, under stairs store cupboard, double glazed door to the outside, built in double oven and 4 ring gas hob, space for appliances.

## Utility Room

With single drainer sink unit, window, space for appliances and door to the rear.

## First Floor Landing

With fitted carpet, double glazed side window, access hatch to the loft space and door to

## Bedroom 1

With fitted carpet, radiator, large double glazed bay window to the front aspect and a range of fitted wardrobes.

## Bedroom 2

With fitted carpet, double glazed window to the rear and a large airing cupboard also housing the central heating boiler.

## Bedroom 3

With fitted carpet and double glazed window to the front aspect.

## Bathroom

With suite comprising bath with panelled walls and shower attachment above and glazed screen, vanity wash hand basin with storage below, mirror and shaver/light point over, low flush WC, double glazed window, radiator.

## Outside

To the front of the property there is a long garden enclosed by a walling and hedging with a large concrete drive to the side providing ample off-road parking. This leads to the

Garage - with up and over door, power and light points

and rear door into the utility room and door to the outside W.C.

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space which leads to the remainder of the garden. which is laid to lawn and all well enclosed for privacy. There is a useful garden shed and side access gate.

### Property Services

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

### Outgoings

Council tax band 'C' - £2,159 for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed east out of Hereford on Blue School Street continuing to St Bath Street, St Owen Street and into Ledbury Road. At the traffic lights proceed straight across into Mount Crescent and then first right in to Seaton Avenue.

### Viewing

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

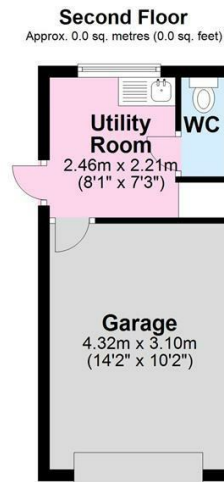
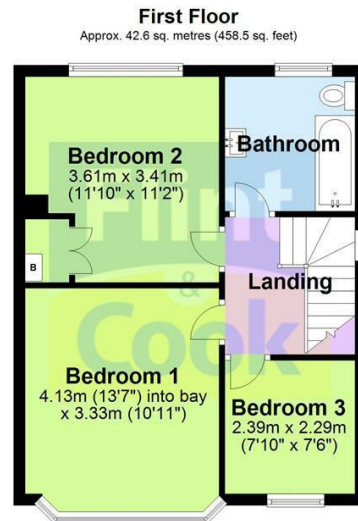
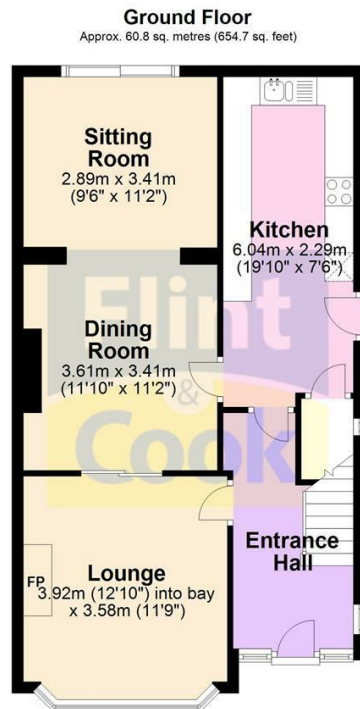
Saturday 9.00 am - 1.00 pm

### 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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Total area: approx. 103.4 sq. metres (1113.3 sq. feet)



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

**EPC Rating: C 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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