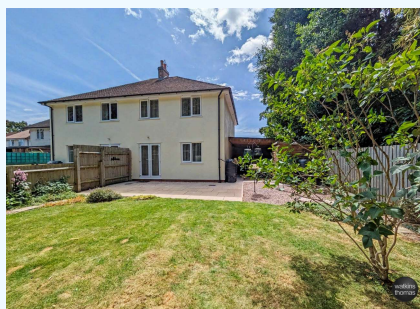
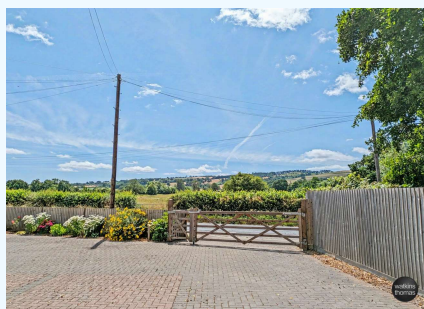




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1a Garbrook, Tarrington, Hereford, HR1 4JF

Situated to the north east of Hereford city, in the popular village location of Tarrington, a well presented three bedroom semi detached family home with gas central heating, double and triple glazing, allocated parking and car port to the side of the property.

£285,000 (Freehold)

Residential Sales

1a Garbrook, Tarrington, Hereford, HR1 4JF

LOCATION

The property is located to the north east of Hereford city, in the popular village location of Tarrington. In the village is a local pub and Church 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 is a well presented three bedroom semi detached family home with gas central heating, double and triple glazing, oak internal doors, blinds and curtains, allocated parking, car port to the side of the property and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, cloakroom, kitchen/breakfast room, sitting room, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch

A double glazed panelled door leads to the entrance porch, which was formerly open but has now had the benefit of front and side aspect double glazed windows, inset spotlights, laminated flooring and double glazed panelled door leading to the;

Entrance Hall

With smoke alarm, panelled radiator, stairs to the first floor, under stairs storage cupboard with shelving, door to the kitchen, cloakroom and sitting room.

Kitchen/Dining Room

4.45m (14'7") x 2.82m (9'3")

With front aspect double glazed window, a range of units comprising one and a half bowl sink drainer unit with stone work surface, tiled splashbacks and base units under with matching wall units. Integrated electric oven and gas hob, space for upright fridge/freezer, plumbing and space for washing machine, white storage cupboard, larder cupboard with drawer units and panelled radiator.



Sitting Room

4.95m (16'3") x 3.25m (10'8")

With rear aspect double glazed window, panelled radiator, TV point and double glazed french doors giving access to the rear garden.



Cloakroom

With front aspect double glazed window, low flush WC, wash hand basin with tiled splashback, extractor fan and laminated flooring.

ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm, storage cupboard with hanging rail and shelving and doors to bedrooms and bathroom.

Bedroom 1

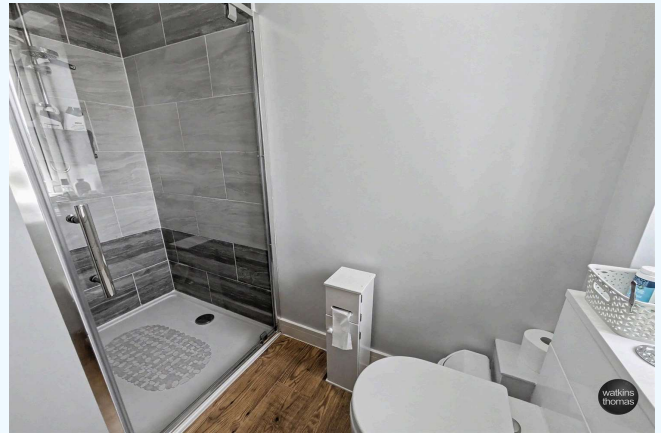
3.3m (10'10") x 3.25m (10'8") (maximum)

With front aspect triple glazed window, built in double wardrobe with sliding doors, panelled radiator and door to ensuite shower room.

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Ensuite Shower Room

With front aspect triple glazed window, low flush WC, vanity wash hand basin with tiled splashback, shower cubicle with thermostatically controlled shower and tiled wall surround, heated towel rail, extractor fan and laminated flooring.



Bedroom 2

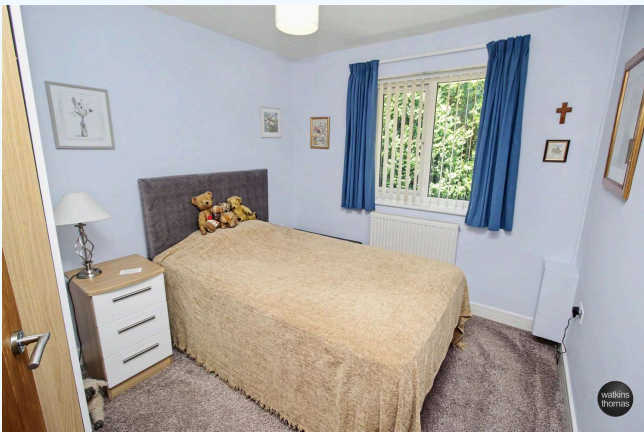
3m (9'10) (maximum) x 2.62m (8'7) (maximum)

Irregular shaped room with rear aspect double glazed window and panelled radiator.

Bedroom 3

2.26m (7'5) x 2.21m (7'3)

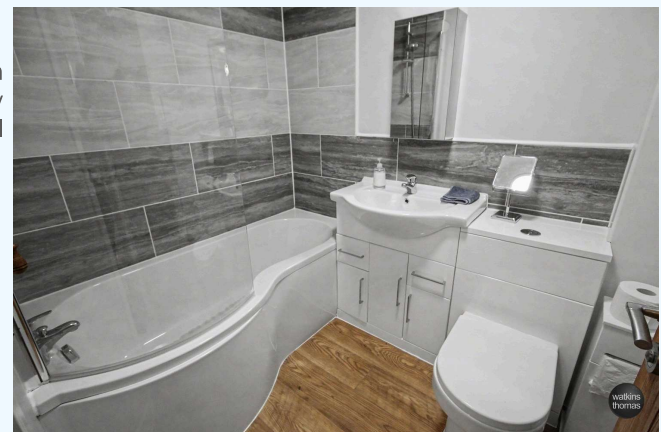
With rear aspect double glazed window and panelled radiator.



Bathroom

2.11m (6'11) x 1.68m (5'6)

With suite comprising panel enclosed P-shaped bath with mixer tap and shower attachment, low flush WC, vanity wash hand basin, partially tiled wall surround, heated towel rail, extractor fan and laminated flooring.



OUTSIDE:

To the front of the property is a shared block paviour driveway, giving access to two allocated parking spaces and side access gate and double gates giving access to the car port.

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Car Port

6.2m (20'4) x 4.22m (13'10)

With space for vehicle and side access path giving access to the rear of the property, where there is a storage shed leading to the main garden at the rear.



Garden

At the rear there is a patio leading to a lawned garden with shrub borders and gravel and slab path. The garden is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND C

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

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.

VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along the Ledbury Road. Continue along the Ledbury Road and on reaching the village of Tarrington, proceed straight through the village where the property is located on the left hand side on leaving the village.

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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

ID / Date

ID43275

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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.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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.

