



6 ST PAUL ROAD

HEREFORD, HR1 1SR

£349,500
FREEHOLD

Peacefully situated in this highly sought after location, a very spacious 4 bedroom extended semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, downstairs cloakroom, main bedroom with ensuite shower and dressing rooms, private rear garden, off road parking and we strongly recommend an internal inspection.



6 ST PAUL ROAD

- Highly sought after location
- Spacious 4 bedroom extended semi-detached house
- 2 reception rooms, breakfast/kitchen & utility
- Ensuite shower & dressing rooms
- Ideal family home
- Must be viewed



Canopy Porch

With partially double glazed door through to the

Reception Hall

With tiled floor, radiator, double glazed side window with blind, carpeted staircase to the first floor with under under stairs storage area, central heating thermostat and a partially glazed door to the

Lounge

With feature wood strip flooring, double glazed window to the front aspect with blind, radiator, feature fireplace with hearth and display mantel over, coved ceiling and a square arch through to the

Kitchen/Dining Room

With single bowl sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces with splash backs, tiled floor, built in double oven and 5 ring gas hob with extractor hood over, space for an upright fridge/freezer, breakfast bar, built in dishwasher, space for a dining table, door to the rear lobby and double glazed double doors to the

Conservatory

Of brick and uPVC construction with laminate flooring, radiator, opening window vents, fitted blinds and double doors to the patio and garden.

Rear Lobby

With laminate flooring, radiator and an internal door to the garage and access to the

Utility Room

With single drainer sink unit with mixer tap over, work surfaces with space and plumbing below for a washing machine and tumble drier, radiator, double glazed window and door to the rear and door to the

Downstairs Cloakroom

With low flush WC, corner wash hand basin, double glazed window, ladder style towel rail/radiator.

First Floor Landing

With fitted carpet, coved ceiling, access hatch to the roof space and doors to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds, coved ceiling and door to the

Ensuite Dressing Room

With ample hanging storage space, fitted carpet, recessed spotlighting.

Ensuite Shower Room

With suite comprising a large corner shower cubicle with a glazed door, pedestal wash hand basin with tiled splash back and mirror fronted medicine cabinet over, low flush WC, tiled floor, ladder style towel rail/radiator and a double glazed window with vertical blind.

Bedroom 2

With fitted carpet, radiator, coved ceiling, large double

glazed window to the front aspect with vertical blinds and a built in double wardrobe with overhead storage.

Bedroom 3

With fitted carpet, radiator, coved ceiling, double glazed window to the rear.

Bedroom 4

With fitted carpet, radiator, coved ceiling, built in store cupboard/wardrobe and a double glazed window to the front aspect with vertical blinds.

Bathroom

With suite comprising bath with handheld shower attachment over and a glazed folding screen, low flush WC, pedestal wash hand basin, tiled wall surround for easy maintenance, double glazed window with vertical blinds, feature flooring, ladder style towel rail/radiator and display shelving.

Outside

To the front of the property there is a good sized brick paved driveway providing ample off road parking enclosed by fencing and walling and with access to the

Garage/Store Room

With up and over door, power and light points.

To the immediate rear of the property there is a raised paved patio area perfect for entertaining with steps then leading on to the main garden which is laid to lawn, well enclosed by hedging and fencing for privacy

and with a useful timber garden shed and outside tap and double power point.

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

From Hereford proceed east along Blueschool Street, continuing to Bath Street, St Owen Street and Ledbury Road. At the traffic lights turn right onto Church Road after approximately 1/2 a mile turn right into Quarry Road, left into Wellington Place and the first left into St Paul Road.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

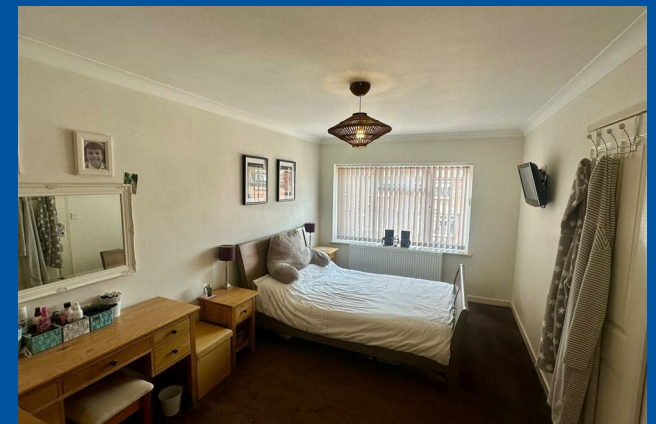
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

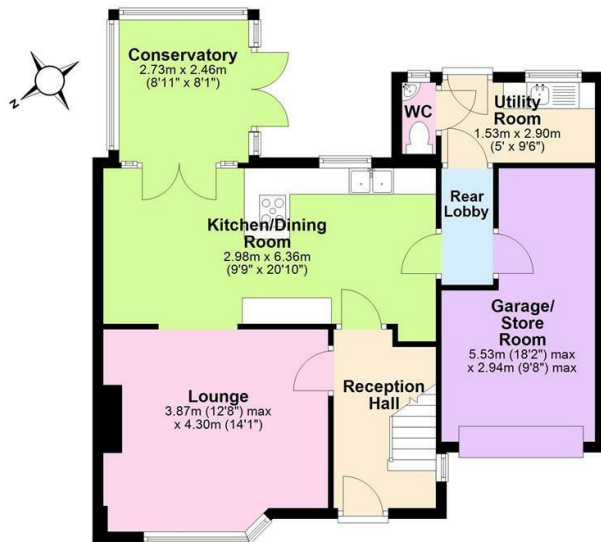
Money Laundering

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

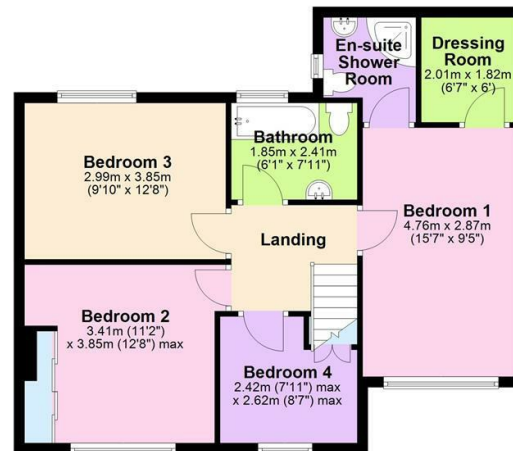
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Ground Floor
Approx. 71.5 sq. metres (770.1 sq. feet)



First Floor
Approx. 63.3 sq. metres (681.1 sq. feet)



Total area: approx. 134.8 sq. metres (1451.3 sq. feet)
6 St Paul Road, Tupsley, Hereford



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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