



36 MOUNT CRESCENT

TUPSLEY, HEREFORD HR1 1NQ

Asking Price £325,000
FREEHOLD

Peacefully situated in this highly sought after location, a spacious 3 bedroom older style semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, generously sized living accommodation, downstairs WC, ample parking and we recommend an internal inspection. There is an excellent range of local amenities including popular schools, further education colleges, shop, public house, mini supermarket and daily bus service.



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- Highly sought after location
- Spacious 3 bedroom older style semi-detached
- Lounge, Kitchen/Diner and Downstairs WC
- Garage
- Secure gated parking
- Must be viewed



In more detail the well maintained accommodation comprises

Entrance Porch

With tiled floor and double glazed door through to

Spacious Reception Hall

With fitted carpet, radiator, carpeted staircase to the first floor, central heating thermostat and door to

Lounge

With fitted carpet, double glazed bay window to the front aspect, radiator, feature fireplace with hearth, display mantel and built-in gas coal effect living flame fire.

Kitchen/Dining Room

Kitchen Area - with 1½ bowl sink unit with mixer tap over, extensive range of wall and base cupboards, ample worksurfaces with tiled splashbacks, tiled floor, space for cooker with extractor hood over, double glazed window overlooking the rear garden, space and plumbing for washing machine, updated wall mounted gas central heating boiler, built-in fridge/freezer and built-in dishwasher.

Dining Area - with tiled floor, double radiator, feature woodburning stove with hearth and mantel over, double glazed windows and door to the rear garden.

From the Kitchen a door opens to

Downstairs WC

With low flush cistern and double glazed window.

First Floor Landing

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

Bedroom 1

With fitted carpet, picture rail, double glazed bay window to the front aspect, double radiator and two built-in double wardrobes with overhead cupboards.

Bedroom 2

With fitted carpet, double radiator, picture rail, display shelf and double glazed window to the rear.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect and picture rail.

Bathroom

With suite comprising bath with hand grips, shower attachment and separate shower unit over with glazed screen, vanity wash hand basin with storage below, radiator, double glazed window, tiled wall surround for easy maintenance and built-in airing cupboard with shelving and radiator.

Separate WC

With low flush cistern, double glazed window and radiator.

Outside

The front garden has been laid to chippings for easy maintenance and also provide extra parking if required and is enclosed by brick walling and bordered by flowers and shrubs. A large tarmac driveway to the

side provides ample off-road parking and provides access to

DETACHED GARAGE with double doors, power and light points, ample storage space and personnel door to the rear.

To the immediate rear of the property there is a decked area which leads onto the remainder of the garden which is laid to lawn, well enclosed by high fencing for privacy. There is a useful side gate, outside tap, electric light, rear door to the garage and GREENHOUSE.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed east out of Hereford city centre along Blue School Street onto Bath Street, St Owen Street and then Ledbury Road (A438). At the traffic lights proceed straight across into Mount Crescent. Follow the road round and the property can be found on the right hand side.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

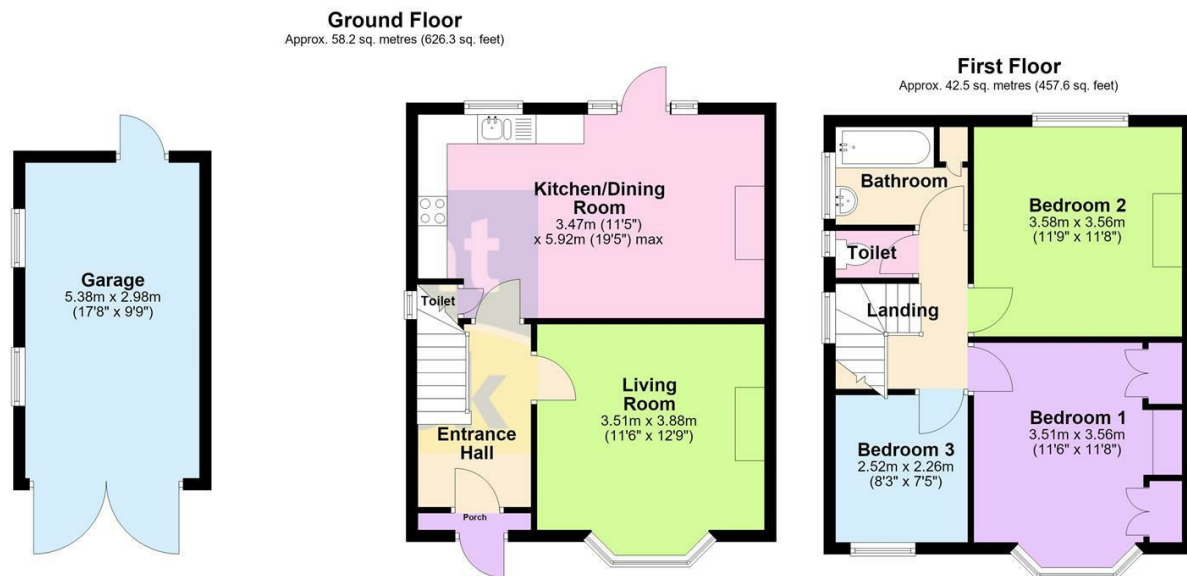
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

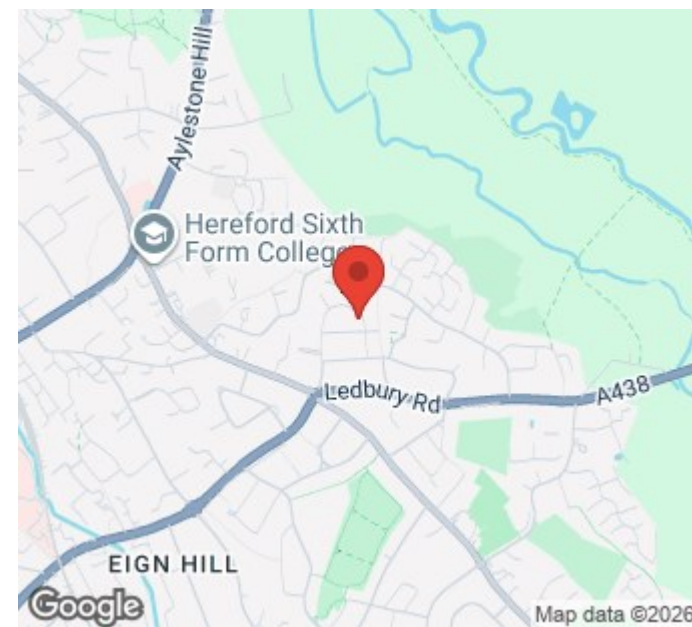
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Total area: approx. 100.7 sq. metres (1083.9 sq. feet)

EPC Rating: D Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		84
(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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