31 UNDERHILL ROAD

TUPSLEY, HEREFORD HR1 1SY

Asking Price £250,000

FREEHOLD

A well-positioned two-bedroom semi-detached bungalow offering excellent potential for improvement, pleasantly situated within a popular and established residential area of Hereford. Requiring a degree of modernisation, the property provides an ideal opportunity for buyers to update and personalise a home to their own taste, with accommodation complemented by gas central heating, double glazing, driveway parking, a single garage and an enclosed rear garden. Offered for sale with the benefit of no onward chain.

Flint & Cook

31 UNDERHILL ROAD

• Popular residential location • Two double bedrooms • Semi detached bungalow • Sold with no onward chain! • Requires modernisation • Ideal for retirement

Ground Floor

With entrance door leading into the

Entrance Hall

With ceiling light point, smoke alarm, radiator, useful cupboard housing the gas central heating boiler and fuse box, doors then lead to

Lounge/Dining Room

With exposed wooden floorboards, a feature brick fireplace surround with tiled hearth, radiator, central ceiling light, double glazed sliding doors out to the rear garden and door into the

Kitchen

Comprising a range of fitted wall and base units with work surface space over, stainless steel sink and drainer unit, under counter space and plumbing for a washing machine with space for a free standing fridge/freezer, double glazed window to the side and door to the rear porch.

Bedroom One

With exposed wooden floorboards, radiator, central ceiling light and double glazed bay window to the front aspect.

Bedroom Two

A second double with ceiling light point, coving, radiator, double glazed window to the front aspect and two built in storage cupboards.

Shower Room

Comprising a large walk in shower with panelled surround and electric shower over, pedestal wash hand basin, low level w/c, radiator and double glazed window.

Rear Porch

With fitted base units and work surface space over, power points and wall light, double glazed windows and door to the rear garden.

Outside

To the front a dropped curb provides access to a sloping concrete driveway with five bar wooden gate leading to the rear. To the front there are steps leading down to a paved courtyard area with access to the front door. To the rear there is a small paved patio area with the remainder of the garden laid to lawn. There is a useful single garage with doors to front.

Directions

From the City Centre, proceed East on St Owen Street proceeding into Ledbury Road, at the roundabout take the second exit straight over and then take the first right onto Quarry Road. Take the second right hand turning for Underhill Road and the property is situated a short distance down on the right hand side.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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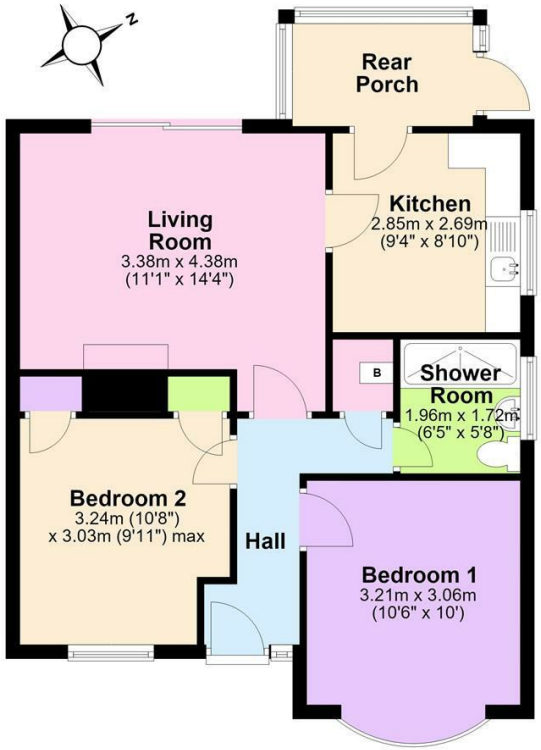
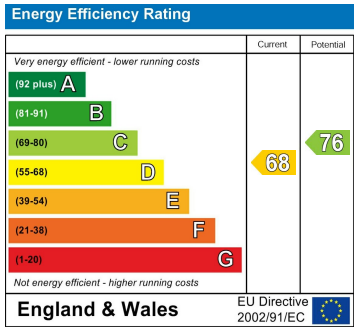
Floor Plan

Approx. 59.5 sq. metres (640.4 sq. feet)



Total area: approx. 59.5 sq. metres (640.4 sq. feet)

31 Underhill Road, Hereford



EPC Rating: D Hereford 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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk