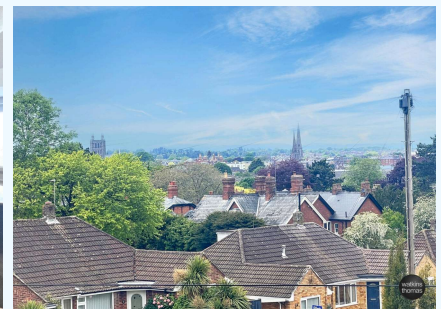
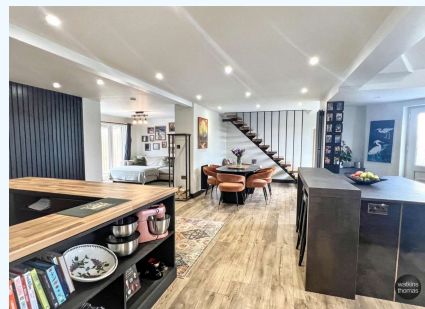




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54 Underhill Road, Tupsley, Hereford, HR1 1SZ

An exceptional home, offering extensive open plan ground floor accommodation, together with a first floor master bedroom suite, in a sought after district and in a position from which views are enjoyed across rooftops to the city and beyond with further far reaching views from the top level of the terraced gardens.

£350,000 (Freehold)

Residential Sales

54 Underhill Road, Tupsley, Hereford, HR1 1SZ

LOCATION

Underhill Road is located off Quarry Road in the Tupsley residential district, which lies about one mile east of central Hereford. In the vicinity there are a range of amenities, including a 'local shop' and public house with further facilities being available to hand together with the amenity as offered by the Quarry. 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

54 Underhill Road was a semi detached traditional bungalow residence, which has been taken and comprehensively restyled and developed to create an exceptional home with a modern style and theme. It comprises an extensive open plan living area with distinct areas, together with a ground floor bedroom, full bathroom and utility room. On the first floor there is a master bedroom suite and the property has good parking facilities to the front and rear gardens which are terraced over four levels, from a lower level private patio to an upper level deck from which distant views are enjoyed across the city of Hereford and beyond.

Centrally heated and double glazed, this home is a unique proposition for those wanting a most individual and stylish residence. It comprises;

ON THE GROUND FLOOR:

Reception Hall

2.16m (7'1) x 1.96m (6'5)

Approached through a composite door and with adjacent double glazed window, radiator, ceramic floor tiles, sunken ceiling lights and with a 4' 8 wide opening to the exceptional open plan living accommodation.

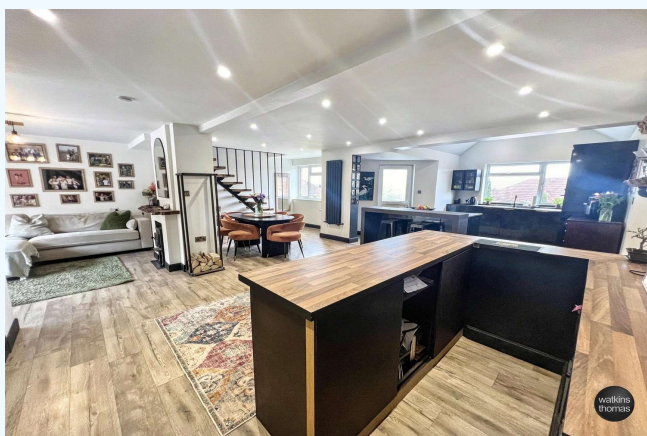
Open Plan Living Accommodation

10.36m (34') x 7.14m (23'5)

Arranged in distinct areas to include a sitting area, dining area, entertaining area and a fitted kitchen. The distinct parts include;

Sitting Area

With a pair of double glazed french doors with adjacent double glazed windows, opening to and overlooking the rear terraced gardens. Feature fire mantel and shelf with wood burning stove set on a slate hearth. Media shelving. Radiator and with wood grain effect flooring which returns into the;



Dining Area

from which a individual stairway with open tread deep steps and wrought iron twisted supports rises to the first floor. Double glazed window enjoying a view across gardens and rooftops to the city's Church spires, town hall and rising countryside in the far distance. Sunken ceiling lights, contemporary style radiator.

Entertaining Area

Currently with bar, sunken ceiling lights and opening to lobby. Door to bedroom 2 and with a 13' wide opening to the exceptional;

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Kitchen Area

With a high ceiling area with sunken ceiling lights, a window which enjoys the view again across rooftops and including the townscapes, Cathedral, Church spires, town hall and with rising countryside in the far distance. This area is fitted with an extensive range of marbled fronted base cupboards and drawer units with working surface over, hexagonal tiled surrounds, matching eye level cabinets and with a built in electric oven, four ring Zenussi induction hob with cooker hood over, Blanco composite sink unit with drainer and mixer tap, built in dishwasher and with deep island with built in fridge and freezer units and with breakfast bar area in matching design. Double glazed door to front and low level storage cupboard.



Inner Lobby

With tiled floor and with feature doors to the bathroom and;

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Utility Room

1.83m (6') x 1.65m (5'5)

With built in housing for a washing machine and tumble dryer, concealed Worcester boiler providing central heating and domestic hot water, low level double cupboard, radiator, sunken ceiling lights and ceramic floor tiles.



Bathroom

1.83m (6') x 2.46m (8'1)

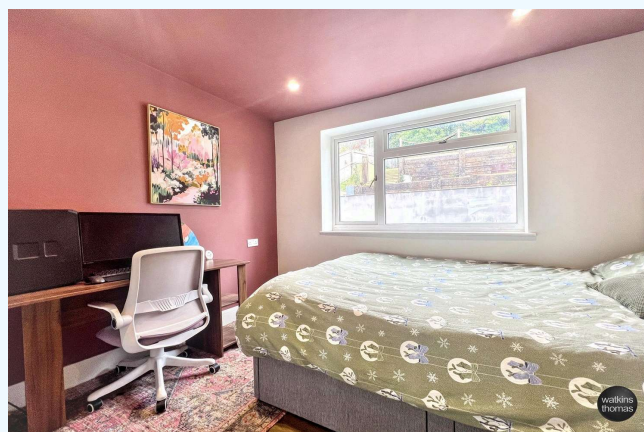
Together with a 2' 10 by 3' 5 recess shower area. Within the bathroom area, there is a steel bath with mixer tap and tiled surrounds. Vanity wash basin with mixer tap and low level WC together with a aforementioned shower recess with matching tiled walls, twin headed thermostatically controlled shower heads, screen door and there is an extractor unit and sunken ceiling lights. Matching tiled floor. Ladder radiator.



Bedroom 2

3.05m (10') x 2.44m (8')

With a double glazed window to the rear, sunken ceiling lights, radiator and wood grain effect flooring.



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ON THE FIRST FLOOR:

Landing

With sunken ceiling lights and feature door to;

Master Bedroom Suite

4.04m (13'3) x 4.5m (14'9)

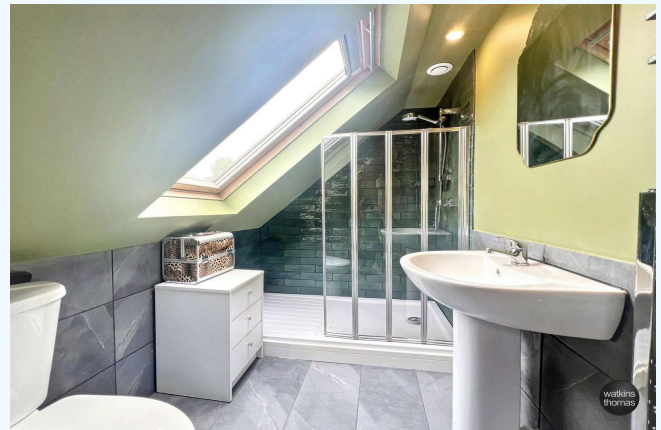
With a Velux window to the rear and a double glazed window to the front enjoying a distant view across rooftops to the townscape with the Welsh Hills in the far distance and sweeping around to eastern views of the city. Eaves shelving, low level store cupboards, radiator, wood laminate flooring, built in dressing desk and with a feature door to the;



Ensuite Shower Room

2.24m (7'4) x 1.6m (5'3)

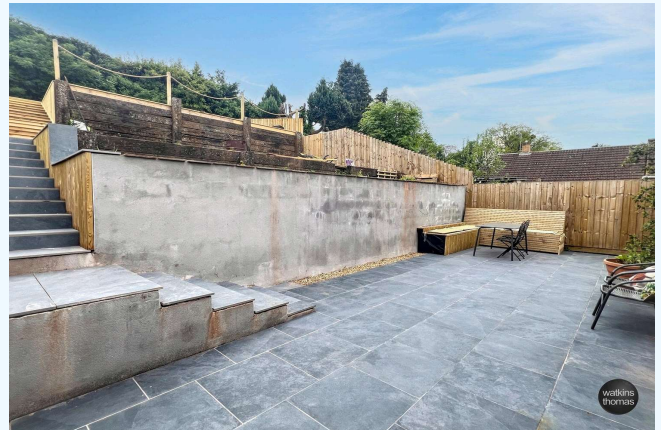
With suite comprising shower with screen door and thermostatically controlled shower over, pedestal wash basin and low level WC. Part tiled walls, tiled floor and ladder type radiator, extractor unit and sunken ceiling lights.



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Rear Garden

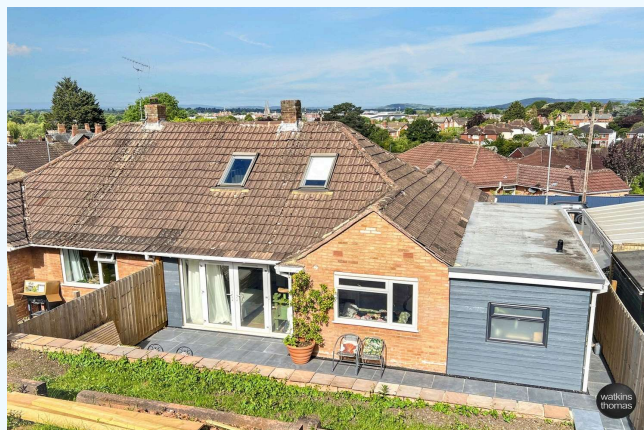
The rear garden is approximately 34' wide and is arranged on four distinct levels, the lower being a stone tile terrace which is approximately 13' wide, from which a flight of steps rise to the first terrace, which has been seeded, the steps in slate with vertical boarding continues to the third level, which is again seeded with retaining walls of sleepers and a final set of steps in decking rise to the principal entertaining garden area which is approximately 15' deep and has a rope surround and from here a view is enjoyed across the roofs, adjacent properties and the townscape, picking out Edgar Street, the Cathedral, Church spires, town hall and the water tower as part of the city's townscape with ranges of the Welsh hills in the far distance, including Hay Bluff.



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OUTSIDE:

To the front of the property there is a dropped kerb to a tarmacadam driveway, off which there is a further hard standing/parking area and at an upper level there is a tiled area to the respective entrance doors.



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

From central Hereford, proceed east along St Owen Street and follow through into Ledbury Road. Pass over the roundabout by the Rose and Crown public house and then take the right hand turn into Quarry Road. Continue along Quarry Road, take the second of the two turnings into Underhill Road and number 54 will be identified on the left hand side by the agent's for sale board.

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

ID42863

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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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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.

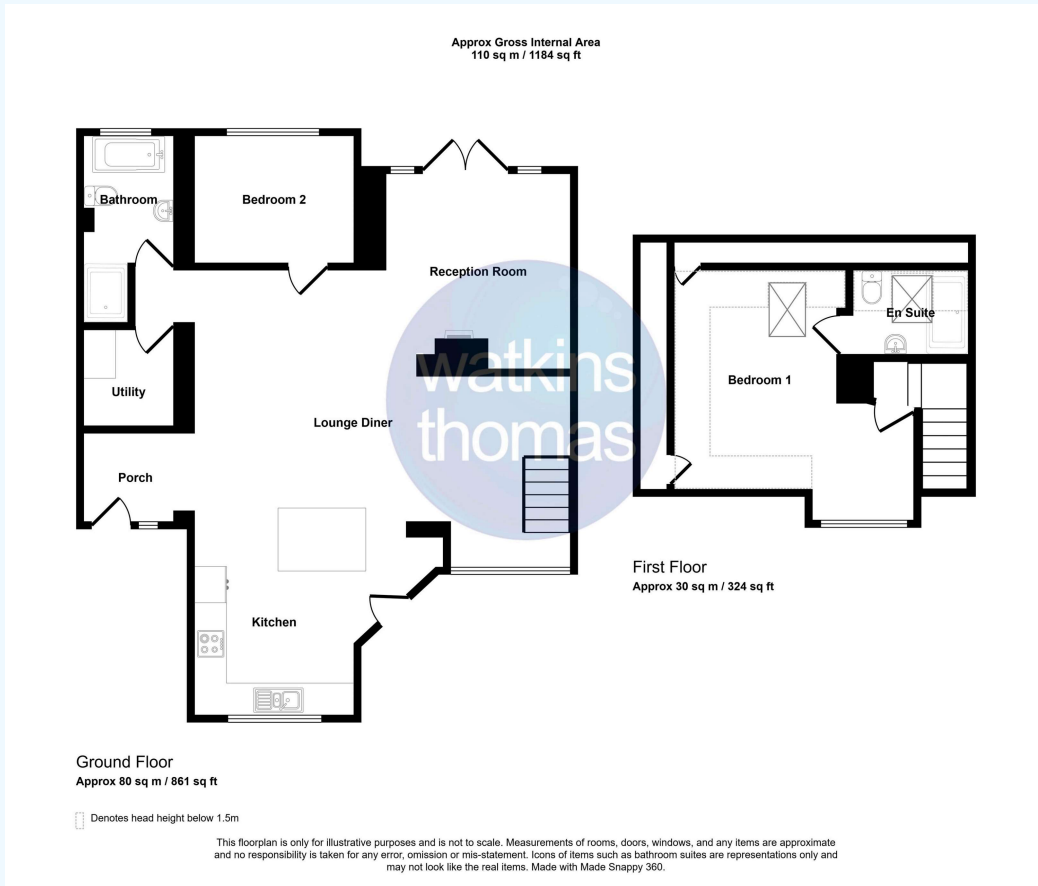
For properties in England and Wales:

- 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.



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