



20 Church Road, Hereford, HR1 1RP



**Sunderlands**  
Residential Rural Commercial





**20 Church Road  
Hereford  
HR1 1RP**

### Summary of Features

- Three storey semi detached property
- Four double bedrooms
- Two reception rooms
- Sought after residential location
- Character features throughout
- Private rear garden and double garage

**Asking Price £390,000**

Nestled on the charming Church Road in Hereford, this delightful Edwardian semi-detached house offers a perfect blend of character and modern living. With four well-proportioned bedrooms, this property is ideal for families seeking a spacious and flexible home. The two inviting reception rooms provide ample space for relaxation and entertaining, making it a wonderful setting for both quiet evenings and lively gatherings. The house boasts a wealth of character features that add to its unique charm, creating a warm and welcoming atmosphere throughout. The well-designed layout ensures that every corner of the home is utilised effectively, catering to the needs of contemporary family life. Situated in a sought-after residential location, this property is conveniently within walking distance to local amenities and reputable schools, making it an excellent choice for families.

#### Location

Ideally located in highly sought-after Tupsley, with its vibrant sense of community. The house is a short stroll from its diverse range of amenities; from local shops with post office, family butcher, pubs, GP surgery and pharmacy to the playing fields and children's playground of Tupsley Quarry. At the end of the road lie primary schools while further on is Bishops Bluecoat secondary school. The Hereford Sixth Form, Colleges and County Hospital are also all nearby.

#### Accommodation

The well presented accommodation comprises: Entrance hall, living room, dining room, kitchen, utility, cloakroom, four bedrooms, store/playroom and family bathroom.

#### Entrance hall

The entrance hall serves as a central hub, providing access to all main ground floor rooms. It features a staircase leading to the first floor and includes a useful understairs cupboard for storage.

#### Living room

The living room boasts a charming bay window that fills the space with natural light. It features a striking fireplace with a hearth, a decorative mantel, and a built-in gas coal-effect living flame fire. A classic picture rail adds character, and there's ample room for large furniture pieces.

#### Dining room

The dining room features exposed floorboards, a large glazed sash window to the side, and a double-glazed

window to the rear, providing ample natural light. Additional highlights include a picture rail, a charming open fireplace with hearth and display mantel, and an arched display cabinet.

#### Kitchen

The kitchen features an extensive range of wall and base units topped with solid wood work surfaces and matching splashbacks. It includes under-cupboard lighting, easy-care flooring, a partially glazed side door, and a sash window. A Butler-style sink with mixer tap, two built-in Neff ovens, a 4-ring induction hob with splashback, and a glass display cabinet add to the functionality. There's space for a fridge/freezer, a generous breakfast bar, recessed spotlights, and an archway with steps leading to the utility/cloakroom.

#### Utility and cloakroom

The utility room features a rear-facing double glazed window, offering natural light. It includes useful storage cupboards and has plumbing for both a washing machine and tumble dryer. A door leads to the downstairs cloakroom, which is fitted with a low flush WC, wash hand basin, high-level window, and houses the wall-mounted gas central heating boiler.

#### First floor

##### Bedroom one

Bedroom one features exposed floorboards and a charming ornamental fire surround as a focal point. There's ample space for wardrobes, and a large glazed sash bay window to the front allows plenty of natural light.

##### Bedroom two & store/play room

Bedroom two is a spacious double room featuring space for wardrobes, a double-glazed rear window, an ornamental fire surround, and a door leading to a useful store-room equipped with lighting, power points, and a rear-facing Velux-style window.

#### Bathroom

Comprising antique-style white suite with wash hand-basin, WC, bath with handheld shower head and rainwater-style shower head, towel rail/radiator, partially tiled walls, feature flooring, glazed sash window with blind.

#### Second floor







### Bedroom three

Another double bedroom with double glazed window to the front aspect, feature ornamental fire surround, space for wardrobes and exposed timbers.

### Bedroom four

Feature ornamental fire surround, space for wardrobes, useful eaves store cupboard and double glazed window to the rear enjoying a fine outlook across the garden and Hereford City in the distance.

### Outside

The front and side gardens have been thoughtfully landscaped for low-maintenance living, featuring flower and shrub borders and enclosed by mature hedging and fencing to ensure privacy. A side gate opens to a paved area, ideal for entertaining, which extends to the rest of the rear garden. This area is beautifully laid to lawn and bordered by mature hedging, fencing, and trees for added seclusion. A brick pathway runs through the garden to the rear, where you'll find a door leading into the DOUBLE GARAGE—complete with an up-and-over door, power and lighting, generous storage space and an inspection pit.

### Services

We understand all mains services are connected to the property.

Herefordshire council tax band - C

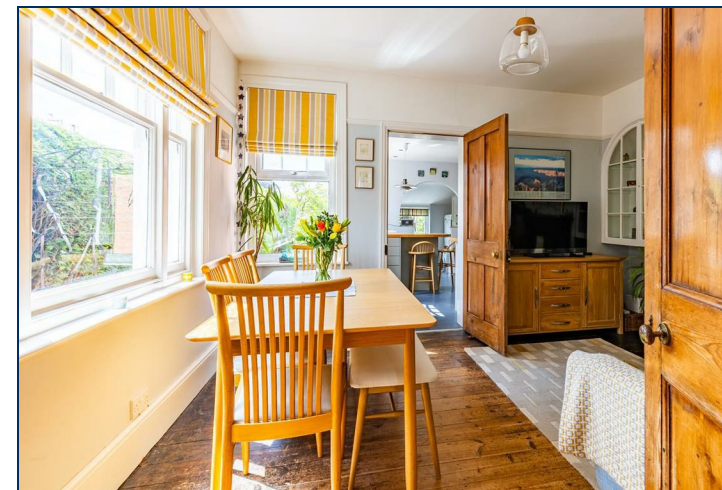
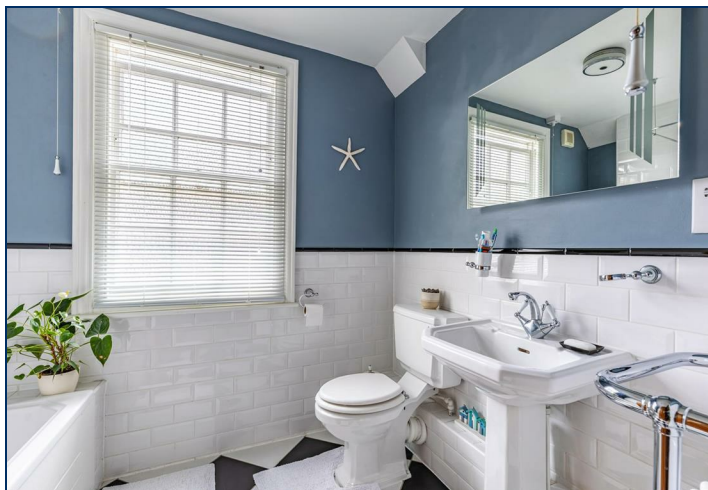
Tenure - Freehold

### Directions:

Proceed east out of Hereford City along Blue School Street continuing into Bath Street, St Owen Street and Ledbury Road. At the traffic lights turn right into Church Road and number 20 is on the right-hand side, on the corner of Backbury Road.

### Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.









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Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            | 76        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   | 49                         |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.