



## 71 LICHFIELD AVENUE

TUPSLEY, HEREFORD HR1 2RL

£495,000  
FREEHOLD

Situated in this sought after residential location a short distance from Hereford City Centre, a fantastic four bedroom detached dormer bungalow offering ideal family accommodation and being sold with the added benefit of no onward chain. Offering spacious and flexible accommodation throughout, the property has the benefit of driveway parking, garage, front and rear gardens with fantastic views across towards Hereford Cathedral and the mountains beyond.





# 71 LICHFIELD AVENUE

- Situated in a sought after location • Four bedrooms, one en-suite, ground floor shower room • Modern Kitchen & shower room • Sold with no onward chain! • Fantastic views!
- Detached dormer bungalow



## Ground floor

With double glazed doors leading into the entrance porch with door then leading into the

## Entrance hallway

A spacious entrance hall with ample space for coats and shoes, matwell, fitted carpet, radiator, wooden stairs leading up, coving, two ceiling light points and doors to

## Spacious lounge

A large light and airy living space with four double glazed windows, two to the front aspect with fantastic views towards Hereford City and the black mountains, two radiators, coving, ceiling light point, set between two alcoves a coal effect gas fireplace with feature brick surround and tiled hearth.

## Dining room

With fitted carpet, coving, ceiling light point, radiator, double glazed window to the side aspect and double glazed french doors leading out to the rear garden.

## Modern fitted kitchen

A modern fitted kitchen with matching wall and base units, ample work surfaces over, 1 1/2 bowl sink and drainer unit, four ring gas hob, double electric oven, integrated washing machine, dishwasher and fridge/freezer, breakfast bar, double glazed window and door out to the rear garden, radiator, coving, ceiling light point.

## Bedroom 1

A fantastic double bedroom with glorious views to the

front aspect, double fitted wardrobes, radiator, ceiling light point, coving and fitted carpet.

## Bedroom 2

A generously sized double bedroom to the ground floor with fitted carpet, double built in wardrobes with sink unit, radiator, double glazed window, coving and two ceiling light points.

## Modern shower room

A modern fitted shower room with double width walk in shower, rainfall shower head over, tiled surround, wash hand basin with storage below and mirror over, low flush w/c, bidet, contemporary upright radiator, wood effect flooring, recess spotlights and double glazed window.

## Large airing cupboard

With double glazed window, wall mounted gas central heating boiler, ample storage space with fitted wooden shelving and ceiling light point.

## First floor landing

With fitted carpet, ceiling light point, access door leading to the eaves storage and doors leading to

## Bedroom 3 with en-suite

With fitted carpet, dual aspect double glazed windows, radiator, double built in wardrobe, ceiling light point and archway leading into the Shower room With fitted shower cubicle, with electric shower over, pedestal wash hand basin, double built in wardrobe and velux window.

#### Bedroom 4

With fitted carpet, radiator, large velux window, ceiling light point and two large storage cupboards into the eaves.

#### Toilet

With fitted carpet, ceiling light point, low flush w/c and pedestal wash hand basin.

#### Directions

Proceed east out of Hereford, continue onto Ledbury Road taking the immediate right turn just past Tesco Petrol station, proceed along the road for 500 yards and the property is situated on the left hand side.

#### Outside

To the rear there is a paved pathway providing access to two side access gates leading to the front, two sets of steps provide access to a small patio area and another set provide access to a lawned area with further steps leading to a further raised patio area with summerhouse then to a further raised stoned area providing views towards Hereford Cathedral and the mountains beyond. The garden is enclosed by fencing, hedging and stone walling and has an array of ornamental shrubbery. To the front a large tarmac driveway providing off road parking for many vehicles with a large lawned area with a border of ornamental shrubbery, there is access to the electric up and over door to the garage with light and power, concrete path leading to the wide access gate and steps up to the front door and rear garden. There is a useful outside tap.

#### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

#### Money Laundering

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

#### Viewing Arrangements

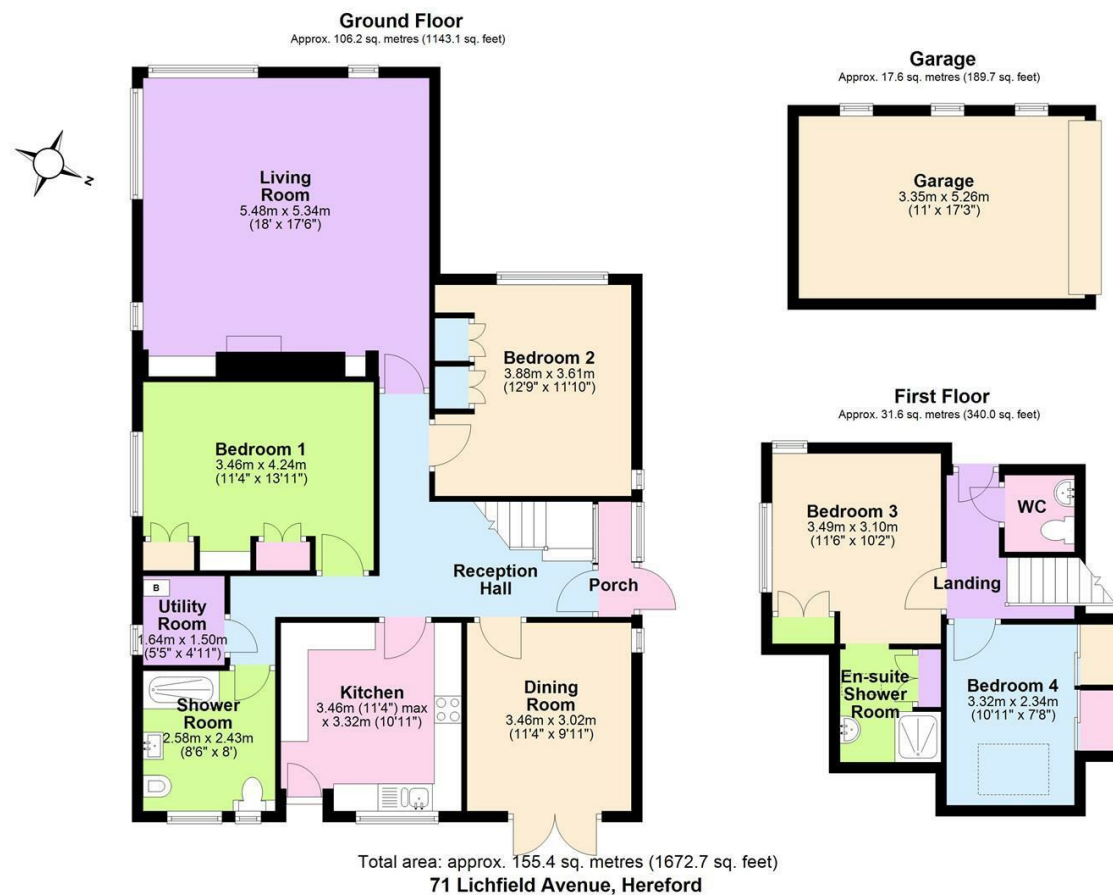
Strictly by appointment through the Agent (01432) 355455.

#### Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

## 71 LICHFIELD AVENUE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: E**

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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