



## 62 PROSPECT WALK

TUPSLEY, HERFORD HR1 1PB

£235,000  
FREEHOLD

Peacefully situated on the outskirts of the city, a deceptively spacious 3 bedroom house offering ideal first-time buyer/family accommodation. The property, which is offered for sale with no onward chain has the added benefit of gas central heating, generously sized living accommodation, fine views to both the front and rear and we recommend an internal inspection.



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- Outskirts of the city
- Spacious 3 bedroom terraced house
- Large living room, conservatory & kitchen
- Fine views to both front & rear
- No onward chain
- Must be viewed



### Entrance Porch

With fitted carpet, storage space and entrance door to the

### Reception Hall

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

### Large Living Room

A light and airy room with fitted carpet, 2 radiators, fireplace with hearth, display mantel and gas coal effect fire, large double glazed window to the front aspect enjoying fine views and double glazed sliding door to the

### Conservatory

Of uPVC construction with opening window vents, vertical blinds and double doors onto the rear patio and garden.

### Kitchen

In need of modernisation, but currently comprising 1 ½ bowl sink with mixer tap, a range of wall and base cupboards, work surfaces with splashbacks, space for appliances, tiled floor, access door from the reception hall, useful pantry style cupboard and door to the rear patio and garden.

### First Floor Landing

With fitted carpet and doors to

### Bedroom 1

With a radiator, built in wardrobe, built in airing

cupboard housing the newly installed gas central heating boiler and a double-glazed window to the rear enjoying a fine view across Hereford.

### Bedroom 2

With radiator, access hatch to the loft space, built in wardrobe and a double glazed window to the front aspect enjoying fine views.

### Bedroom 3

With radiator, corner cupboard, desk-style shelf with storage under and double-glazed window to the front with pleasant views.

### Bathroom

Fitted with a white suite comprising bath with shower over, pedestal wash hand basin, low flush WC, tiled wall surround, double glazed window and a ladder style towel rail/radiator.

### Outside

To the front of the property there is an attractive lawned garden, bordered by flowers and shrubs and enclosed by hedging for privacy with a paved pathway leading to the front entrance door and enjoying an open outlook across the surrounding countryside. To the immediate rear is a paved patio area providing the perfect entertaining space and as the rear garden virtually faces south it makes a lovely sun trap. There are a range of useful store sheds, a lawned area enclosed by hedging for privacy and useful rear access gate leading to the communal parking where new

residents are able to obtain 2 parking permits in the communal parking area.

#### **Property Services**

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

#### **Outgoings**

Water and drainage rates are payable.

#### **Directions**

Proceed north out of Hereford city on Commercial Road, cross over the railway bridge onto Aylestone Hill, at the top of the hill turn right onto Folly Lane then take the first left into Witton Way, continue for approximately half a mile and then turn left into Garnstone Rise, continue into the communal Park It car park on the left, which is to the rear of number 62 Prospect Walk.

#### **Viewing**

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

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

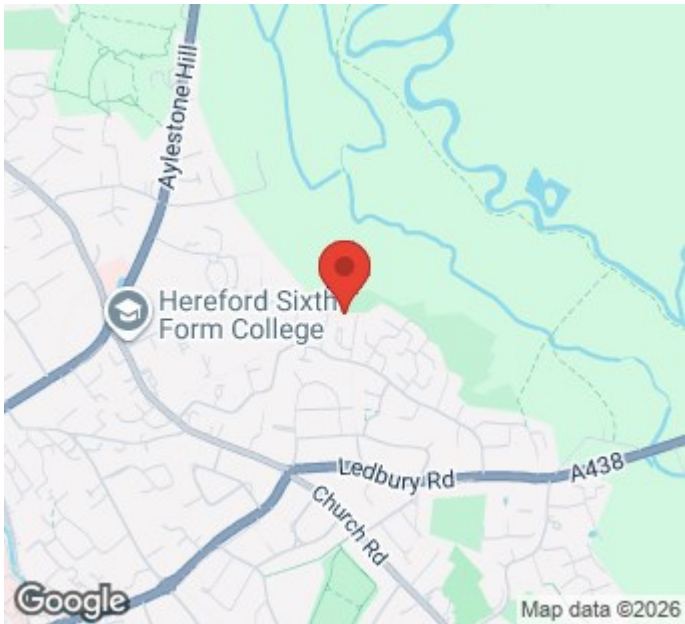
Saturday 9.00 am - 1.00 pm


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

**EPC Rating: Herefordshire Council Tax Band: B**

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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