



9 KENTCHURCH CLOSE

TUPSLEY, HEREFORD HR1 1QS

£279,995
FREEHOLD

Attractive semi-detached house, pleasantly located in a cul-de-sac position in a popular residential area about 1½ northeast of the cathedral city of Hereford.

Local amenities include a range of shops, public house, bus service, church, nursery school, primary and secondary schools and Hereford's further education colleges (Sixth Form, Art and Technical).



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- Semi-detached house • Popular residential area, residential cul-de-sac • 3 bedrooms • Some updating required • Excellent parking • Lovely garden



The property is being offered for sale for the first time since it was constructed in the 1960s and would benefit from some updating to provide an ideal family home. Currently the property has electric storage heating, replacement double glazing, excellent parking, partially converted garage/utility area and a lovely rear garden which is south facing.

There is an entrance porch with door to

Entrance Hall

With storage heater and understairs storage cupboard.

Downstairs Cloakroom

With WC and wash hand basin.

Dining Area

With storage heater, window and archway to

Lounge

With open fireplace, storage heater, window and patio doors to

Garden Room

Kitchen

With Oak-effect base and wall mounted units, work surfaces, tiled splashbacks, 1½ bowl sink unit, built-in electric oven, four ring gas hob and extractor hood, window to the front and side door to

Large Utility Room

With storage units, plumbing for washing machine and dishwasher, storage heater, window, doors to front and rear and connecting door to Former Garage.

A staircase leads from the Entrance Hall to

First Floor Landing

With hatch to the roof space and airing cupboard with hot water cylinder.

Bedroom 1

With built-in wardrobe, storage heater and window to rear.

Bedroom 2

With storage heater and window to side.

Bedroom 3

With window to side.

Bathroom

With white suite comprising bath with a mixer tap and shower attachment, wash hand basin, WC, separate double width shower cubicle with mains fitment, electric towel rail, tiled walls and window.

Outside

To the front of the property is a double width tarmac driveway with brick retaining wall, paved pathway and FORMER GARAGE ideal for storage, bicycles, motorbike, etc.

There is a good-sized rear garden, which is a particular feature of the property being enclosed by fencing and hedging with a paved patio, brick retaining wall, steps onto lawn, range of shrubs and ornamental pond.

There is also a SHED, GREENHOUSE and outside water tap.

Property Services

Mains water, electricity, drainage and gas are connected. Electric heating.

Outgoings

Water and drainage rates are payable.

Directions

What3words [///expert.logs.retire](#)

From Hereford city centre proceed towards Ledbury on A438, past the Rose and Crown public house and over the traffic lights. Continue past the Co-op stores on the right hand side and then turn left into Whittern Way and take the second turning on the left into Kentchurch Close. The property is located on the left hand side.

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

Tenure & Possession

Freehold - vacant possession on completion.

Money Laundering Regulations

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

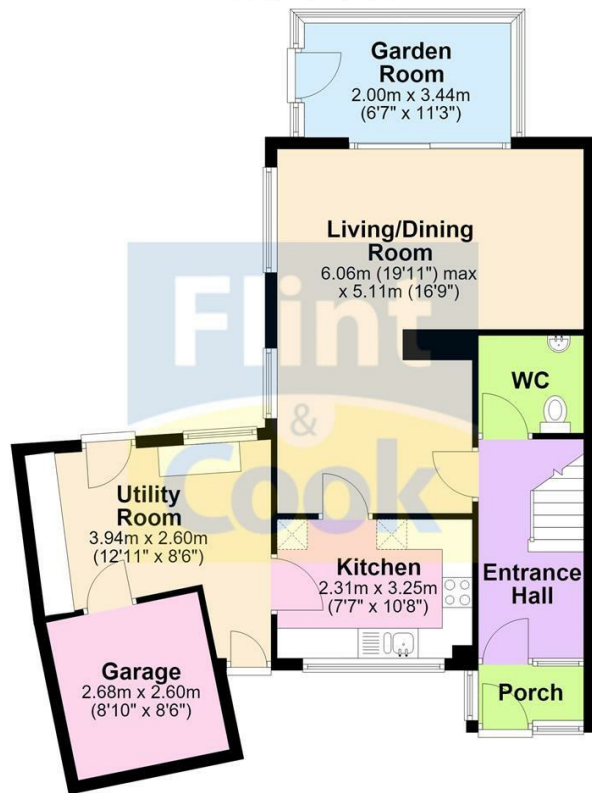
Residential lettings & property management

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.

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Ground Floor
Main area: approx. 63.7 sq. metres (685.6 sq. feet)
Plus garages: approx. 6.9 sq. metres (74.3 sq. feet)

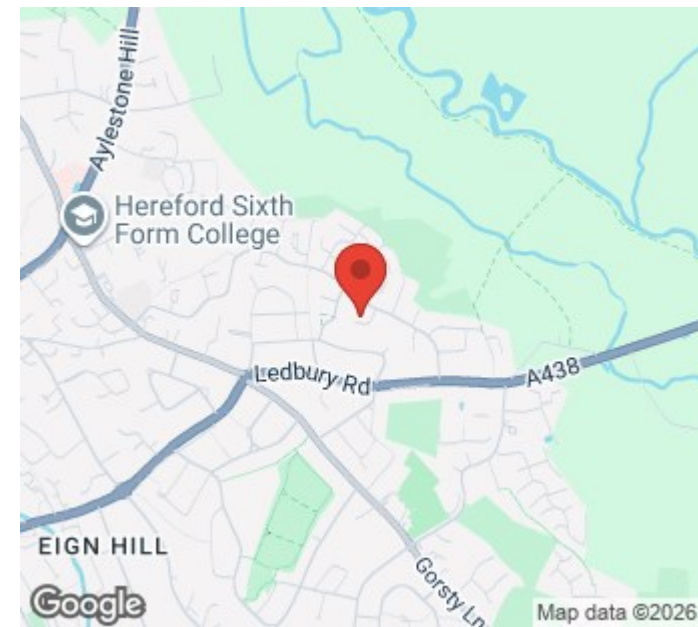


First Floor
Approx. 43.3 sq. metres (465.6 sq. feet)



Main area: Approx. 106.9 sq. metres (1151.2 sq. feet)
Plus garages: approx. 6.9 sq. metres (74.3 sq. feet)

EPC Rating: D Herefordshire Council Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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