



21 CHURCH ROAD HEREFORD HR1 1RR

Asking Price £375,000
FREEHOLD

Pleasantly situated in one of Hereford's most highly sought after residential locations, a deceptively spacious 3 Bedroom older style semi-detached house offering ideal family/retirement accommodation. The property, which is beautifully presented throughout, has the added benefit of gas central heating, double glazing, CCTV, useful Cellar, modern fitted Kitchen and Shower Room together with a landscaped rear garden with bespoke Garden Pod and to fully appreciate this property we strongly recommend an internal inspection.



21 CHURCH ROAD

- Highly sought after location
- Impressive 3 Bedroom older style semi-detached
- Modern fitted Kitchen and Shower Room
- Beautifully presented throughout
- Landscaped rear garden with Bespoke Pod
- Internal inspection highly recommended



In more detail the impressive accommodation comprises composite side entrance door through to

Entrance Hall

With tiled floor, partial panelled walling, internal glazed windows and door to

Lounge

With Engineered Oak wood flooring, double glazed window to front aspect with shutter style blinds, partial panelled walling, radiator, feature brick chimney breast with two-way wood burning stove, coved ceiling, central ceiling rose, range of lighting and open plan access to

Dining Room

With Engineered Oak wood flooring, radiator, coved ceiling, central ceiling rose, partial panelled walling, double glazed window to the rear with shutter style blinds and door to

Inner Hallway

With Amtico LVT vinyl flooring, radiator, dado rail, carpeted staircase to the first floor, double glazed window and door to the side. Large walk-in store cupboard with power and light points, ample storage and potential to be a home office if required. Door to

Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splashback, Amtico LVT vinyl flooring and extractor fan.

Kitchen/Breakfast Room

With extensive range of wall and base cupboards, ample granite worksurfaces, feature flooring, partial panelled walling, radiator, double glazed window to the side, central workstation/breakfast bar, electric Aga, kickboard lighting, built-in dishwasher, full-height fridge, full-height freezer,

plate rack, eye-level glass display cabinets, wine rack, built-in microwave, LVT vinyl flooring, underfloor electrical heating, hot tap, waste disposal unit, double glazed window and door to the rear patio/garden and large Velux roof light with blinds.

From the Hall a door with steps lead down to

Useful Cellar

Providing ample storage space with electric light.

First Floor Landing

With fitted carpet, radiator, double glazed side window, access hatch to loft storage space and door to

Bedroom 1

With LVT flooring, large double glazed bay window to the front aspect with shutter style blinds, decorative wall, space for wardrobes, radiator and door to

En Suite Shower Room

With suite comprising large walk-in shower cubicle with glazed sliding door, low flush WC, vanity wash hand basin with storage below and further storage to the side, tiled wall surround for easy maintenance, LVT underfloor heating, ladder style towel rail/radiator, touch light, wall mirror, recessed spotlighting and extractor fan.

Bedroom 2

With fitted carpet, radiator, ornamental fire surround, corner store cupboard and double glazed window to the rear.

Bedroom 3

With fitted carpet, ornamental fire surround, radiator and double glazed window to the rear.

Shower Room

With large corner shower cubicle with rainwater style shower head over and glazed sliding doors, antique style wash hand basin with towel rail below, wall mirror, shelf, lighting and shaver point over, high flush antique style WC, tiled wall surround for easy maintenance, double glazed window and recessed spotlighting.

Outside

The area to the front of the property has been brick paved for easy maintenance and continues to the side providing access to the front entrance door and side gate. A pathway leads down the side of the property to the rear garden.

One of the main features of the property is the beautifully landscaped rear garden which is stocked with a variety of flower and shrubs, all well enclosed by high hedging and fencing for privacy. Paved patio areas provide perfect spaces for entertaining.

Also included is a large garden timber STORE SHED and TWO GREENHOUSES.

Also included in the sale is the BESPOKE GARDEN POD with range of seating offering the perfect garden retreat or entertaining space.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

From Hereford city centre take the Ledbury Road, A438. Proceed past the Rose and Crown public house, then at the next traffic lights turn right into Church Road. The property can be found on the left hand side.

Agents Note

The property has the benefit of CCTV at the front.

Tenure & Possession

Freehold - vacant possession on completion.

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

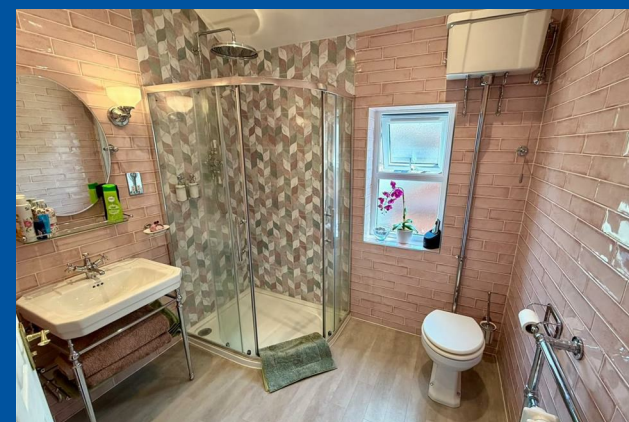
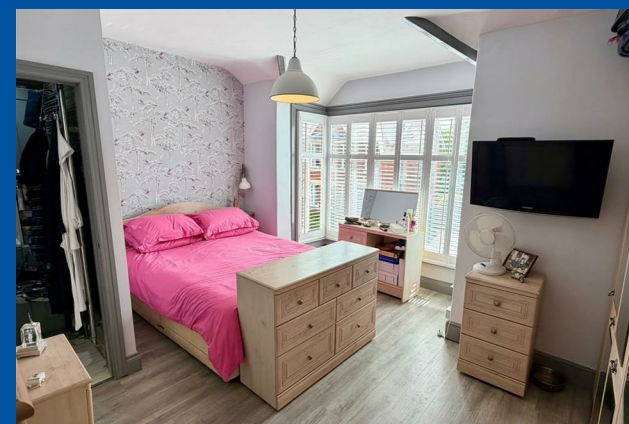
Money Laundering Regulations

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

Residential lettings & property management

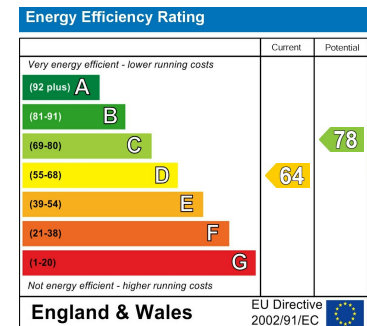
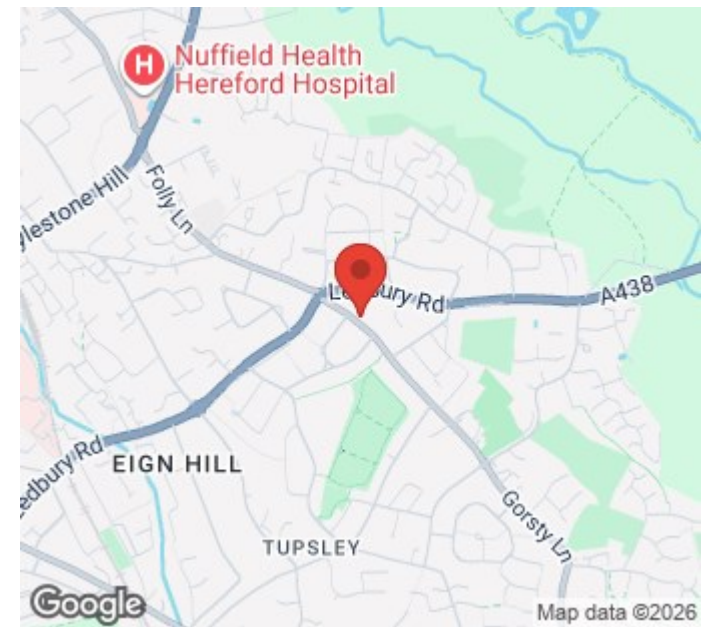
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

21 CHURCH ROAD





Total area: approx. 132.9 sq. metres (1430.5 sq. feet)
21 Church Road, Tupsley, Hereford



EPC Rating: D Herefordshire Council Council Tax Band: D

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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