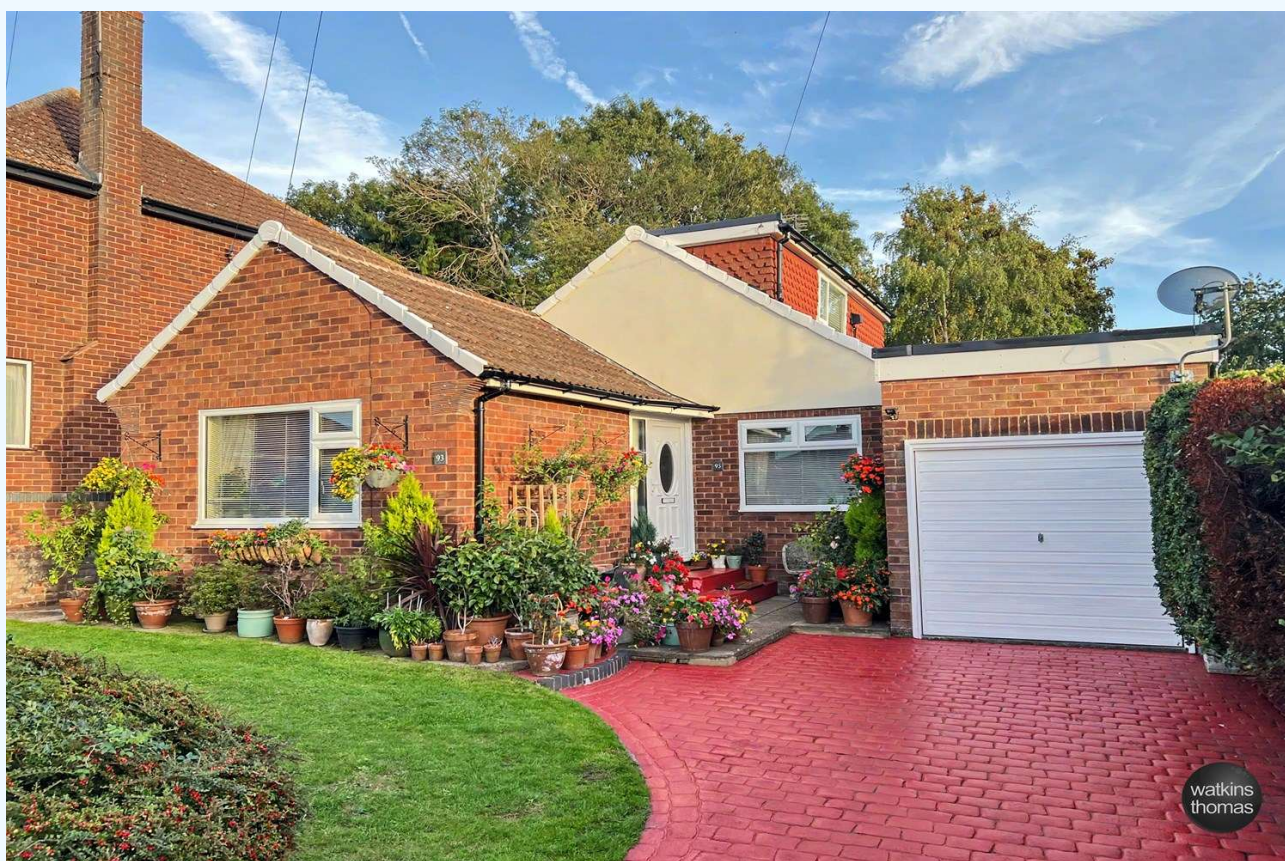




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



93 Lichfield Avenue, Tupsley, Hereford, HR1 2RL

Located just to the east of central Hereford, in a popular residential location, between Hampton Park Road and Ledbury Road, an established three bedroom dormer style residence, which is well appointed throughout and has the benefit of extended living accommodation. The property is centrally heated and double glazed, it has a driveway, garage and gardens.

£395,000 (Freehold)

Residential Sales

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LOCATION

Lichfield Avenue lies about one mile east of central Hereford in the sought after Tupsley residential district. Lichfield Avenue lies between Hampton Park Road and Ledbury Road in a mature district, which offers a range of facilities and amenities and within walking distance is the River Wye with its associated amenity value. The town centre is easily accessed via a bus service. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION

93 Lichfield Avenue is a dormer style residence, which has been the subject of a schedule of refitting and upgrading works, which has resulted in the provision of a most comfortable detached home. The property is centrally heated and double glazed and has a hallway with doors off to the bedrooms and bathroom and the extended living/dining room which overlooks the rear garden, as does the fully fitted kitchen. On the first floor there is an additional en-suite bedroom and the property has a double car length driveway, garage and there are mature gardens to the front and rear. In more detail, the property comprises;

ON THE GROUND FLOOR:

Reception Hall

2.49m (8'2) x 1.73m (5'8)

With wood laminate flooring, arched opening to inner hall and with doors to bedrooms 2 and 3, the bathroom, a storage cupboard with hanging rail and the;



Living Room

6.17m (20'3) x 4.83m (15'10) (maximum)

With coved ceiling, double glazed window to the rear and double glazed sliding patio door opening to and overlooking the rear garden, wall light points, two radiators and marble fire surround with timber mantel over, hearth and living flame gas fire.



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Kitchen

3.18m (10'5) x 2.69m (8'10)

With a double glazed window overlooking the rear garden and beautifully appointed with high gloss base cupboard units with soft close doors, working surface over, brick effect tile surrounds and matching eye level cabinets. Double electric oven, five ring gas hob with cooker hood over, recess with plumbing for dishwasher, recess with plumbing for washing machine and with a one and a half bowl stainless steel sink unit with drainer and mixer tap. Contemporary style radiator, tall storage cupboard, high level cabinets and recess for an American style fridge/freezer. Marble effect tile flooring.



Bedroom 2

3.61m (11'10) x 3.07m (10'1)

With a double glazed window with venetian blind to the front. Radiator. Dimmer light switch.

Bedroom 3

3.15m (10'4) x 2.87m (9'5)

With a double glazed window to the side with venetian blind. Radiator.



Bathroom

2.49m (8'2) x 1.65m (5'5)

With a shower end bath with mixer tap attachment, low level WC and vanity wash basin with mixer tap. Feature tiled floor and part tiled walls, two double glazed windows, extractor unit and ladder type radiator. Mirror with back lights.



Inner Hall

2.69m (8'10) x 1.83m (6')

With a double glazed window to the front with venetian blind, radiator, continuation of wood grain effect flooring and stairway to;

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ON THE FIRST FLOOR:

MASTER BEDROOM SUITE

5.92m (19'5) x 3.28m (10'9)

With air conditioning unit, double glazed window overlooking rooftops to the Welsh Hills in the far distance. Radiator, two double built in wardrobes, cabinet and drawer units and with a door to;



Ensuite Shower Room

2.62m (8'7) x .91m (3')

With shower boarded walls and suite comprising shower tray with electric shower over and folding screen door, vanity wash basin with cupboards below and low level WC. Extractor unit, mirror with back lights, shaver point and ceramic floor tiles. Ladder type radiator.



OUTSIDE:

A pair of wrought iron gates open to a stamped cobblestone effect driveway, which leads to the ATTACHED GARAGE (16' 3 by 8' 1) with up and over door to the front, high ceiling, electric light and power points.

Gardens

At the front of the property there is a lawned shaped garden area with mature borders and a rose behind a low brick wall. There is a fig tree, buddleia and to the front door there is a raised hard standing area. A concrete side pathway leads to the rear garden, which is on two distinct levels with the upper part comprising a deep paving stone border, a section of trellis and decked area and lawn and a paved pathway leads to an arch and hedge border with steps down to the lower garden area, which has been used for barbequing and a timber store.



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COUNCIL TAX BAND D

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE:

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford, proceed east for the length of St Owen Street and then turn right into Eign Street. Continue for the length of Eign Street, enter Hampton Park Road and then turn left into Lichfield Avenue where Number 93 will be identified on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

3rd October 2026

ID31649

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

