



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



1b Garbrook, Tarrington, Hereford, HR1 4JF

Situated to the north east of Hereford city, in the popular village location of Tarrington, a well presented three bedroom semi detached family home with allocated parking, gas central heating, double glazing and enclosed rear garden.

£280,000 (Freehold)

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LOCATION

The property is located to the north east of Hereford city, in the popular village location of Tarrington. In the village is a local pub and Church and 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

The subject property is a well presented three bedroom semi detached family home with gas central heating, triple glazing and secondary glazing to two windows, oak internal doors throughout, all curtains and blinds are included. Allocated parking, enclosed garden and accommodation including entrance porch, entrance hall, cloakroom, kitchen/breakfast room, sitting room, first floor landing with access to three bedrooms, family bathroom and ensuite shower room to bedroom one. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed panelled entrance door leading to the;

Entrance Porch

Which formerly was an open entrance porch which has now been closed with a front and side aspect double glazed window, laminated flooring, inset spotlights and door to the;

Entrance Hall

With front aspect double glazed door with built in blinds, smoke alarm, panelled radiator, stairs to the first floor, under stair storage cupboard, door to the cloakroom, kitchen and sitting room.

Kitchen/Dining Room

4.47m (14'8) x 2.82m (9'3)

With front aspect double glazed window, a range of units comprising one and a half bowl sink drainer unit with stone work surface, tiled splashbacks, base units under with matching wall units, integrated electric oven and gas hob. Plumbing and space for washing machine, upright fridge/freezer, larder cupboard and panelled radiator.



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Sitting Room

4.95m (16'3) x 3.25m (10'8)

With rear aspect double glazed window, panelled radiator, TV point and double glazed french doors giving access to the rear garden.



Cloakroom

With front aspect double glazed window, low flush WC, wash hand basin with tiled splashback, heated towel rail, extractor fan and laminated flooring.

ON THE FIRST FLOOR:

Landing

With access hatch to loft space, storage cupboard with hanging rail and shelving, doors to bedrooms and bathroom.

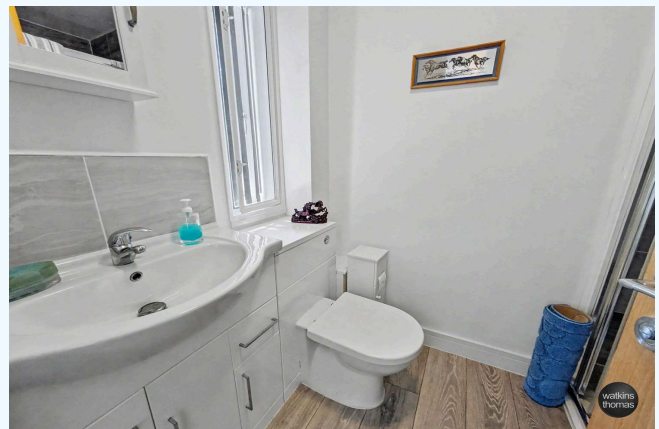
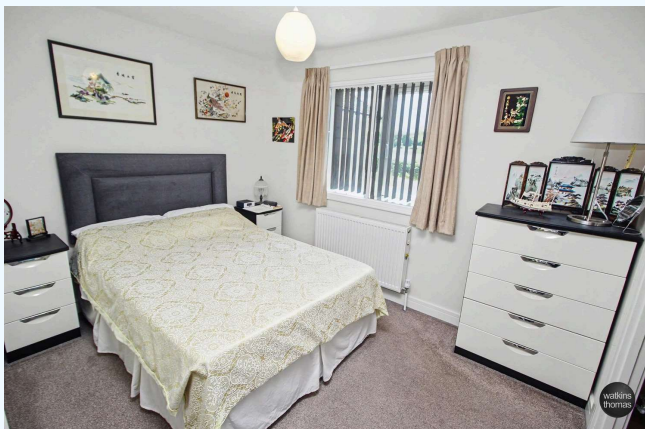
Bedroom 1

3.28m (10'9) (maximum) x 3.28m (10'9)

With front aspect triple glazed window with secondary glazed units as well, panelled radiator, built in double wardrobe with sliding doors and door to ensuite shower room.

Ensuite Shower Room

With front aspect triple glazed window with secondary glazed unit and suite comprising shower cubicle with thermostatically controlled shower and tiled wall surround, low flush WC, vanity wash hand basin with tiled splashback, heated towel rail, extractor fan and laminated flooring.



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Bedroom 2

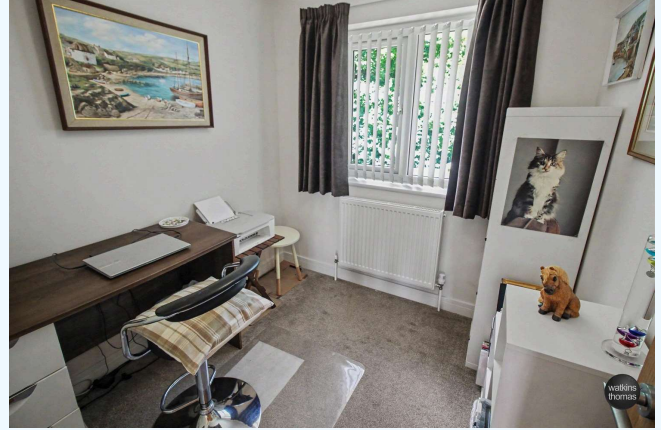
3.02m (9'11) (maximum) x 2.69m (8'10) (maximum)

Irregular shaped room with rear aspect double glazed window and panelled radiator.

Bedroom 3

2.26m (7'5) x 2.13m (7')

With rear aspect double glazed window and panelled radiator.



Bathroom

2.11m (6'11) x 1.68m (5'6)

With suite comprising panel enclosed L-shaped bath with glass shower screen, mixer tap and shower attachment, low flush WC, vanity wash hand basin, partially tiled wall surround, heated towel rail, extractor fan and laminated flooring.



OUTSIDE:

To the front of the property is a shared driveway with access to two allocated parking spaces, a side access gate and path give access to the rear garden. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with shrub borders. The path continues to the rear of the garden, where there is a covered storage area and storage shed. The garden is enclosed by fencing to provide a degree of privacy.



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COUNCIL TAX BAND C

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

Proceed out of Hereford along the Ledbury Road. Continue along the Ledbury Road and on reaching the village of Tarrington, proceed straight through the village where the property is located on the left hand side on leaving the village.

FOR FURTHER INFORMATION

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

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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.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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.

