



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



16 Westminster Avenue, Tupsley, Hereford, HR1 1QH

Located towards the end of a residential cul de sac in the favoured Tupsley district and with a generous south facing garden, a 3/4 bedroom detached mature home which is centrally heated and double glazed.

£400,000 (Freehold)

Residential Sales

16 Westminster Avenue, Tupsley, Hereford, HR1 1QH

LOCATION

Westminster Avenue is a residential cul de sac located off Winchester Avenue, which lies within the Tupsley district and specifically between Church Road and Ledbury Road. In the locality there are a range of amenities including educational establishments, a Church, neighbourhood shop and butchers. Close by is 'the quarry' which is popular for the amenity value that it offers.

DESCRIPTION

16 Westminster Avenue is an established detached home, which is centrally heated and double glazed. The property has been extended at the rear, to provide a family/garden room and the garage has been converted to a fourth bedroom/studio area. On the first floor there are three well proportioned bedrooms and a particular feature of the property is the generous south facing garden area. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Enclosed Entrance Porch

4.42m (14'6") x .97m (3'2")

Approached by a double glazed door and with adjacent double glazed windows, tiled floor, door to the studio/bedroom and with a double glazed door with adjacent double glazed panel to;

Reception Hall

4.57m (15') x 1.96m (6'5")

With an open tread stairway to the first floor, radiator, wood laminate flooring and with doors to the sitting room and the dining/kitchen. Door to;

Cloakroom

1.57m (5'2") x 1.5m (4'11")

With suite comprising low level WC and wall hung wash basin with tiled courses over, double glazed window, tiled floor, radiator and with doors to a double cloaks cupboard with cabinets over.

Sitting Room

4.88m (16') x 3.66m (12')

With a double glazed window to the front, double glazed sliding patio doors to the rear and with a timber fire surround with marble inset and hearth. Radiator.



16 Westminster Avenue, Tupsley, Hereford, HR1 1QH

L-shaped Kitchen/dining/family room

5.79m (19') x 6.1m (20') (maximum)

And which in parts comprises;

Dining Area & Kitchen

6.1m (20') x 2.74m (9')

With a double glazed window overlooking the garden and having a kitchen area with fitted base cupboards with woodblock effect working surfaces over, tiled surrounds and matching eye level cabinets. One and a half bowl sink unit with drainer and mixer tap. Recess with plumbing for washing machine, recess for dishwasher, built in oven with four ring gas hob over and cooker hood above. Woodgrain effect flooring, radiator and with a 5' 10 wide opening to the;

Garden Room/Family Living Area

3.05m (10') x 3.05m (10')

With a double glazed window overlooking the garden, continuation of wood laminate flooring, radiator and door to;



Enclosed Porch

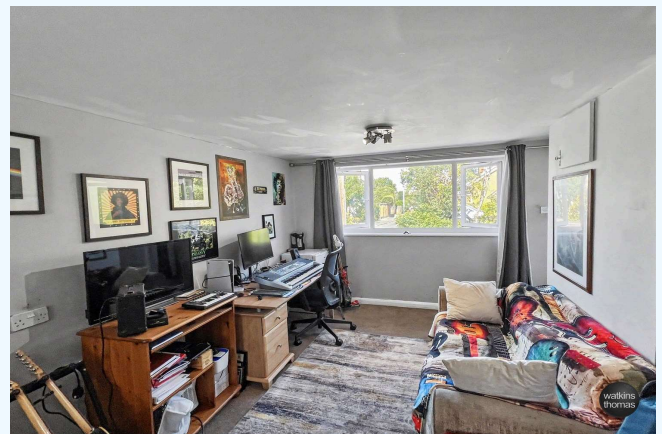
1.57m (5'2) x 1.04m (3'5)

With part double glazed elevations under a triplex roof and with a double glazed door to outside.

Studio/Bedroom 4

6.02m (19'9) x 2.92m (9'7)

With a double glazed window to the front, double glazed window to the rear, radiator and door to;



Rear Porch

1.14m (3'9) x .84m (2'9)

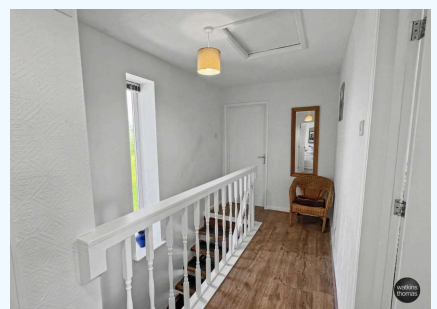
With a double glazed door to the rear.

ON THE FIRST FLOOR:

Landing

4.32m (14'2) x 1.96m (6'5) (maximum) including stairwell

With a double glazed window to the front, wood laminate flooring, access hatch to loft space and door to deep linen cupboard.



16 Westminster Avenue, Tupsley, Hereford, HR1 1QH

Bedroom 1

4.95m (16'3) x 3.35m (11')

With a double glazed window overlooking the south facing rear garden. Radiator, double glazed window to the front and with three sliding doors to a wardrobe area provided with hanging rail and storage shelving.

Bedroom 2

3.33m (10'11) x 2.87m (9'5)

With a double glazed window to the rear. Radiator.



Bedroom 3

3.05m (10') x 2.87m (9'5)

With a double glazed window to the rear. Radiator.

Bathroom

2.03m (6'8) x 1.98m (6'6)

With white suite comprising bath with mixer tap, tiled surrounds, screen and electric shower unit over, low level WC and wash basin. Double glazed window, ladder type radiator and wood grain effect flooring.



16 Westminster Avenue, Tupsley, Hereford, HR1 1QH

OUTSIDE:

At the front of the property there is a double width driveway.



Gardens

At the front of the property there is a lawn garden area with evergreen borders, set within a mature evergreen hedge. The rear garden area may be approached at either side of the property.

To the immediate rear of the property there is a hexagonal paving stone patio area bordered by stonework with a step up to the lawned rear garden. To the left of the patio, there is a raised border and to the right there is a further paving stone sun terrace/patio area. The rear garden is a particular attribute of the property and enjoys a fine southerly aspect and with mature trees and also enjoying a degree of shade from the trees. There is also a garden store.

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 along St Owen Street and follow through into Ledbury Road. Pass over the traffic lights at Tupsley cross and then take the second right turn on the right into Winchester Avenue. Continue along Winchester Avenue and then turn left into Westminster Avenue where Number 16 will be identified towards the end of the cul de sac on the right hand side.

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.

27th July 2026

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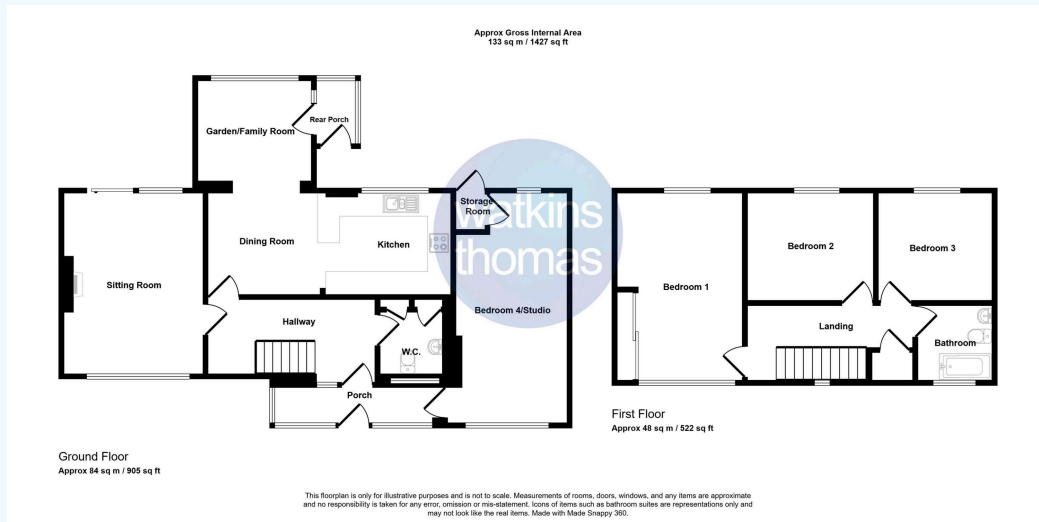
ENERGY PERFORMANCE CERTIFICATE

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.

16 Westminster Avenue, Tupsley, Hereford, HR1 1QH

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.



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