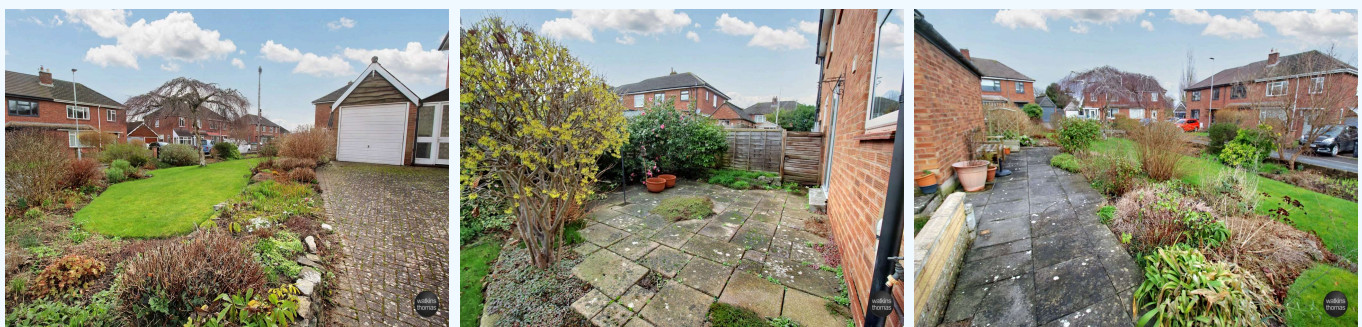




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12 St. Paul Road, Tupsley, Hereford, HR1 1SR

'Situated to the north east of Hereford City in the popular residential location of Tupsley a three bedroom semi detached property with gas central heating, double glazing where specified, off road parking, garage and enclosed gardens'

£280,000 (Freehold)

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LOCATION

The property is located to the north east of central Hereford in the popular residential district of Tupsley. In the area are a range of amenities including butchers, doctors surgery 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 three bedroom semi detached family home which is in need of some modernisation. The property comprises entrance hall, sitting room, dining room, kitchen, first floor landing with access to three bedrooms, bathroom and toilet. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Upvc double glazed panelled entrance door leading to the entrance hall with side aspect double glazed window, stairs to first floor, understairs storage cupboard, panelled radiator, smoke alarm, thermostat for central heating, door to the kitchen and sitting room.

Sitting Room

4.29m (14'1) (maximum) x 3.86m (12'8) (maximum)

With front aspect double glazed window, gas fire with back boiler, panelled radiator, television point, covered ceiling and access to the dining area.



Dining Area

2.95m (9'8) x 2.77m (9'1)

With panelled radiator, service hatch to kitchen, coved ceiling and rear aspect double glazed patio door to the garden.

Kitchen

2.95m (9'8) (maximum) x 3.45m (11'4)

With rear aspect double glazed window, stainless steel sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, panelled radiator, plumbing and space for washing machine, space for under counter fridge, space for cooker, vinyl flooring and side aspect door to the passageway.



Side Passageway

4.5m (14'9) x 1.52m (5'0)

With front aspect glazed door with glazed side panel, rear aspect door with glazed side panel, storage cupboard and door to the garage.

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ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to loft space and doors to bedrooms, bathroom and separate wc.

Bedroom 1

3.63m (11'11) (Excluding door recess) x 3.43m (11'3)

With front aspect double glazed window, airing cupboard with hot water tank and heating control panel and panelled radiator.

Bedroom 2

3.81m (12'6) x 2.97m (9'9)

With rear aspect double glazed window, vanity wash hand basin and panelled radiator.



Bedroom 3

2.41m (7'11) (maximum including bulk head) x 2.64m (8'8)

With front aspect double glazed window, panelled radiator and built-in storage cupboard on the bulk head.

Bathroom

1.85m (6'1) x 1.55m (5'1)

With rear aspect double glazed window, pedestal mounted wash hand basin, panel enclosed bath with mixer tap and shower attachment, fully tiled wall surround, panelled radiator with towel rail.



Separate Wc

1.88m (6'2) x .81m (2'8)

With side aspect double glazed window, low flush wc and partially tiled wall surround.

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OUTSIDE:

To the front of the property is a lawned garden with shrub borders. A block pavior driveway gives access to the GARAGE (15'3 x 8'1) with up and over door, rear aspect window, power and lighting and door to the side passageway.

To the side of the property is a lawned garden with shrub borders and patio leading to the rear where there is a further lawned garden, shrub borders and patio area. The rear garden is enclosed by walling and fencing.



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 Ledbury Road. At the roundabout take the second exit to continue along Ledbury Road. At the traffic lights turn right onto Church Road. Continue along Church Road turning right into Quarry Road. Continue along Quarry Road, turn left into Wellington Place and then second left into St Pauls Road where the property is located on the left hand side.

FOR FURTHER INFORMATION

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

6th September 2024

ID37895

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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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 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.

