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## 29 Tump Lane, Much Birch, Herefordshire, HR2 8HW

*'Situated to the south of Hereford City a three bedroom semi detached family home with double glazing, LPG gas central heating, off road parking and enclosed rear garden'*

**£240,000 (Freehold)**

# 29 Tump Lane, Much Birch, Herefordshire, HR2 8HW

## LOCATION

The property is located in the popular village location of Much Birch which is set to the south of Hereford City. In the village is a popular primary school 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 with the added benefit of LPG gas central heating, off road parking, enclosed garden with the accommodation comprising entrance porch, entrance hall, sitting/dining room, kitchen, first floor landing with three bedrooms and bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Porch

Side aspect double glazed entrance door leading to the entrance porch with front aspect double glazed window and glazed door leading to the entrance hall.

#### Entrance Hall

With side aspect double glazed window, stairs to the first floor, panelled radiator, coved ceiling, smoke alarm, understairs storage cupboard, door to the kitchen and sitting room.

#### Sitting Room

3.91m (12'10) (maximum) x 4.22m (13'10)

With rear aspect double glazed French doors opening to and overlooking the rear garden, two side aspect double glazed windows, television point, panelled radiator, coved ceiling, light with ceiling fan, brick fire surround leading to a television stand and access to the dining room.

#### Dining Room

3.94m (12'11) (maximum) x 2.62m (8'7) (plus bay)

With front aspect double glazed window, panelled radiator and coved ceiling.



#### Kitchen

2.84m (9'4) x 1.91m (6'3)

In two separate areas with rear aspect double glazed window, stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, a range of wall and base mounted units, panelled radiator, vinyl flooring and access to the second kitchen area.

#### Second Kitchen Area

2.67m (8'9) x 2.67m (8'9) (maximum)

With front aspect double glazed window, panelled radiator, plumbing and space for dishwasher, space for fridge, work surface with tiled splash backs, a range of wall and base mounted units, cupboard with plumbing and space for washing machine, vinyl flooring and door to the front of the property.

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### ON THE FIRST FLOOR:

#### Landing

With side aspect double glazed window, cupboard housing the central heating boiler, access hatch to loft space which is partially boarded, smoke alarm, coved ceiling and doors to bedrooms and bathroom.

#### Bedroom 1

3.86m (12'8) x 3.33m (10'11) (maximum)

With front aspect double glazed window and panelled radiator.

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## Bedroom 2

3.94m (12'11) (maximum including door recess) x 3m (9'10)  
With rear aspect double glazed window and panelled radiator.



## Bedroom 3

2.51m (8'3) x 2.64m (8'8) (maximum including bulk head)  
With front aspect double glazed window and panelled radiator.

## Bathroom

2.72m (8'11) x 1.65m (5'5)

With rear aspect double glazed window with suite comprising panel enclosed bath with mixer tap and shower attachment, low flush wc, pedestal mounted wash hand basin, fully tiled wall surrounds, panelled radiator, extractor fan and vinyl flooring.



## OUTSIDE:

To the front of the property is a gravel area with dropped kerb and driveway enclosed by a stone wall. To the immediate rear of the property is a path with steps leading to a decked patio which gives access to the main garden which is laid to lawn with various shrub borders. The garden is enclosed by fencing to provide a degree of privacy.



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### **COUNCIL TAX BAND B**

Payable to Herefordshire Council

### **BROADBAND & MOBILE PHONE COVERAGE**

Broadband - Superfast 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, water and drainage services are connected to the property. The gas central heating is run from an LPG gas system. 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 Hereford proceed out of Hereford along the Ross Road, continue up The Callow and enter the village of Much Birch. Take the right hand turning at the crossroads and follow down the hill taking the first right into Tump Lane. Continue along Tump Lane and the property is located on the right 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.guildproperty.co.uk](http://www.guildproperty.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).

**6th March 2024**

ID37892

## 29 Tump Lane, Much Birch, Herefordshire, HR2 8HW

### 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 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.

