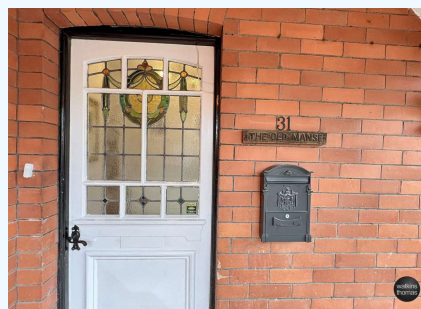




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



'The Old Manse House', 31 Church Road, Tupsley, Hereford, HR1 1RR

'Located in the Tupsley residential district near to amenities and east of central Hereford an early twentieth century detached house offering four bedroom accommodation and provided with double glazing and central heating'

£500,000 (Freehold)

Residential Sales and Lettings

'The Old Manse House', 31 Church Road, Tupsley, Hereford, HR1 1RR

LOCATION

Church Road is located within the popular Tupsley district near to a range of local amenities including sought after schools and higher educational establishments. Within reach is 'Tupsley Quarry' popular for its amenity value and Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

'The Old Manse House', 31 Church Road is a detached house of the early twentieth century and is of a distinct character style. The house offers well proportioned rooms throughout with high ceilings and it is centrally heated (with a modern boiler) and largely double glazed. A schedule of refitting and upgrading works have been carried out to enhance the original style and the energy rating has been substantially improved through the works implemented. The property offers well proportioned reception rooms arranged off a spacious reception hall which is tiled, there is a kitchen/breakfast room, on the lower ground floor there is a cellar and on the first floor there is a landing, four bedrooms and family bathroom. The property is provided with parking, a generous garden area and it, in more detail comprises:

ON THE GROUND FLOOR:

Entrance Porch

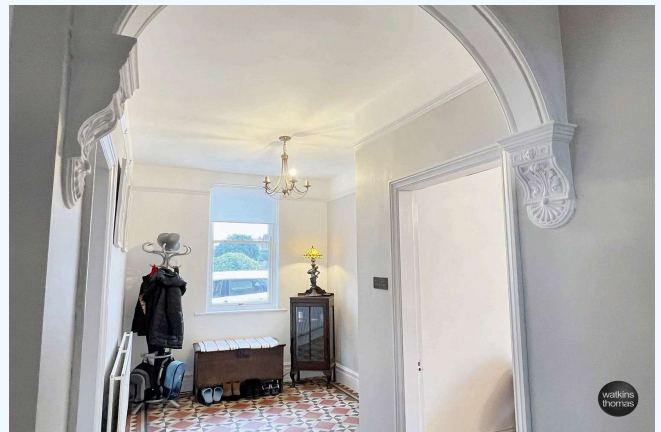
1.83m (6'0) x 1.42m (4'8)

With outside light, pillar, part tiled floor and door with original leaded glass with coloured motif to;

The Reception Hall

6.4m (21'0) x 2.31m (7'7) (narrowing to 5')

With a return stairway to the first floor with stripped treads, picture rail, sash window, deep skirting boards and with a decorative archway, door to cellar and an historic and beautifully presented tiled floor. Door to the kitchen, 9'1 ceiling height and with decorative four panel doors to the dining room and;



The Sitting Room

4.72m (15'6) x 3.56m (11'8) (14'2 into bay)

This room has a 9' ceiling height, part decorative cornice, a recessed double glazed bay window with made to measure wooden blinds, two radiators, dimmer light switch and with a decorative oak fire surround with tiled inset, tiled hearth and open fireplace. Feature exposed pine floor boards.

The Dining Room

4.17m (13'8) x 3.96m (13')

With a sash window to the side and pair of French doors with window over to the veranda. 9' ceiling height, part with decorative cornice, picture rail, deep moulded skirting boards and two radiators. Tiled fire surround to open fireplace. Feature exposed pine floor boards.



'The Old Manse House', 31 Church Road, Tupsley, Hereford, HR1 1RR



The Kitchen/Breakfast Room

6.1m (20'0") x 3.05m (10') (narrowing to 7'10")

With a sash window to the rear, double glazed window overlooking the rear garden and with two windows to the side. Within this area there is a double drainer sink unit with mixer tap and single bowl, there are sections of roll edged working surface, a breakfast bar area and there are numerous eye level cabinets. Recess with fitted shelving, further breakfast area, recess with plumbing for washing, recess with plumbing for dishwasher and with recess for cooker. Radiator and part patterned quarry tiled flooring. Door to Veranda and PANTRY (7'6 x 3') with tiled floor, window and fitted shelves.

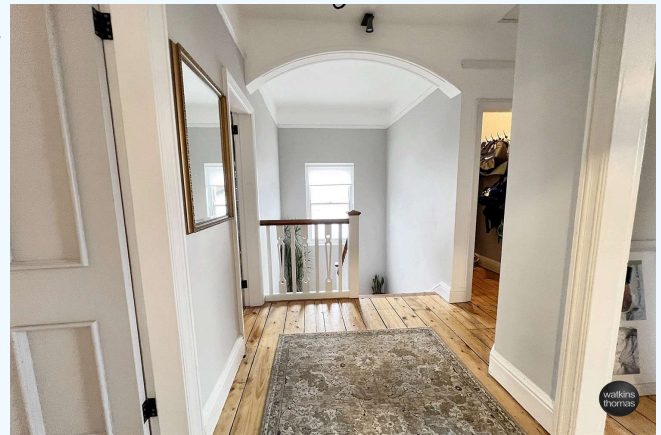


'The Old Manse House', 31 Church Road, Tupsley, Hereford, HR1 1RR

ON THE FIRST FLOOR:

Spacious Landing

Approached over a return stairway with stripped timber treads. 9' ceiling height, decorative archway, sash window, the stairs has a stripped wooden hand rail, access hatch to loft space, picture rail and exposed wooden floor boards. Doors to BOILER CUPBOARD, four bedrooms and bathroom. Access hatch to ATTIC SPACE (12' square to purlins approximately) and a further recess.



Bedroom 1

3.96m (13'0) x 4.14m (13'7)

With sash windows to two aspects, two radiators, exposed floor boards and with a range of built-in units including three double wardrobe cupboards with cabinets over and dressing recess.

Bedroom 2

3.18m (10'5) x 2.79m (9'2)

With a 9' ceiling, sash window to the rear, picture rail, radiator and exposed floor boards.



Bedroom 3

2.39m (7'10) (maximum) x 3.53m (11'7) (plus bay area)

With a half bay double glazed window to the front, radiator, 9' ceiling height and exposed floor boards.

'The Old Manse House', 31 Church Road, Tupsley, Hereford, HR1 1RR

Bedroom 4

3.53m (11'7) x 2.39m (7'10) (11'5 maximum to the back of the wardrobe)

Double wardrobe cupboard with cabinets over. There is also a half bay recess with double glazed window, 9' high ceiling, picture rail, radiator and with exposed floor boards.



Boiler Cupboard

2.13m (7'0) x .91m (3'0) (maximum)

With exposed wooden floor boards, high ceiling and a pair of doors to the cupboard in which is housed the Glow Worm combination boiler.

Bathroom

2.44m (8'0) x 2.39m (7'10)

With white suite comprising bath with shower attachment to taps and screen over, part tiled surround, pedestal wash basin and low level wc. Double glazed window, 9' high ceiling and radiator.



ON THE LOWER GROUND FLOOR:

Cellar Area

4.75m (15'7) x 3.71m (12'2) (12'7 into recess)

With a ceiling height of about 6'. Provided with electric light and power points. The cellar has a further recess and is approached over masonry/concrete steps.

OUTSIDE:

The property is approached through an opening and there is a car parking space and an additional concrete hardstanding area. Access to the rear is achieved to the right hand side of the residence and to the left there is a further uncultivated area.

To the rear there is a Veranda (14'8 x 5'10) off which there is a SEPARATE WC with low level wc. Within the rear garden there is a block built GARAGE STRUCTURE (14'3 x 8'6) with a pair of wooden doors to the front. The rear garden is approximately 60' long by 38' wide and is primarily laid to lawn and a substantial part of two sides are enclosed by close board fencing and on the third by a mature privet hedge.

'The Old Manse House', 31 Church Road, Tupsley, Hereford, HR1 1RR



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

From central Hereford proceed east along St Owen Street and follow through into Ledbury Road. Proceed and turn right at Tupsley Cross into Church Road and the property will be identified on the left 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.

19th December 2024

ID39658

'The Old Manse House', 31 Church Road, Tupsley, Hereford, HR1 1RR

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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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

'The Old Manse House', 31 Church Road, Tupsley, Hereford, HR1 1RR

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.

