



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### **26 Brookside, Tupsley, Hereford, HR1 2RW**

*'An exceptional detached residence which has been the subject of an extensive schedule of refitting and upgrading works. The property is extended and now offers a principal reception room, a well appointed L-shaped kitchen/dining room which opens to a southerly raised balcony/entertaining area and with 3/4 bedrooms. Parking, driveway & garage'*

**£385,000 (Freehold)**

**Residential Sales and Lettings**



## 26 Brookside, Tupsley, Hereford, HR1 2RW

### LOCATION

Brookside is a residential cul-de-sac located off Lichfield Avenue in the Tupsley district which lies just to the east of the City Centre. In the locality there are a range of amenities with Hereford as a whole offering a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

26 Brookside is a detached bungalow residence which is beautifully appointed throughout and offers extensive and extended accommodation which is centrally heated and double glazed. This unique home has good parking facilities, a garage area and of note is the decked rear balcony/terrace with two lower levels of garden beyond, all enjoying a south westerly aspect. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Reception Hall

2.54m (8'4") x 1.65m (5'5")

With access hatch to loft storage space and approached through a double glazed door with adjacent double glazed windows. Radiator with shelf over, wood grain effect flooring and with doors to the principal bedroom, shower room and the:

##### Living Room

6.83m (22'5") x 3.66m (12')

With a double glazed window with vertical blind to the front, double glazed sliding patio door opening to the sun terrace, two radiators and having doors to bedrooms 2, 3 and 4 and the:





## 26 Brookside, Tupsley, Hereford, HR1 2RW

### Kitchen/Dining Room

Which in parts comprises:

#### Dining Room

3.12m (10'3) x 2.69m (8'10)

With a double glazed window overlooking the rear garden, sunken ceiling lights, contemporary style radiator and with wood grain effect flooring which continues through a 6' wide opening to the:



#### Kitchen Area

4.32m (14'2) x 2.67m (8'9)

With a double glazed window to the rear, double glazed door to the sun terrace/decked area, vertical radiator and extensively fitted with high gloss, soft close, base cupboard and drawer units with working surface over and tiled courses above to the range of eye level cabinets. Built-in fridge and freezer units, built-in electric oven with five ring gas hob over and cooker hood above together with a 1½ bowl stainless steel sink unit with drainer and flexible head mixer tap. Built-in dishwasher. Door to garage. Throughout the kitchen there are sunken ceiling lights.





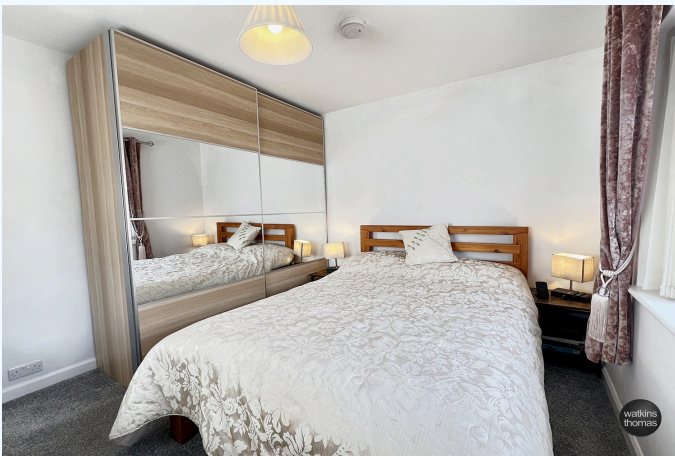
## 26 Brookside, Tupsley, Hereford, HR1 2RW



### Master Bedroom

3.66m (12'0) x 3m (9'10)

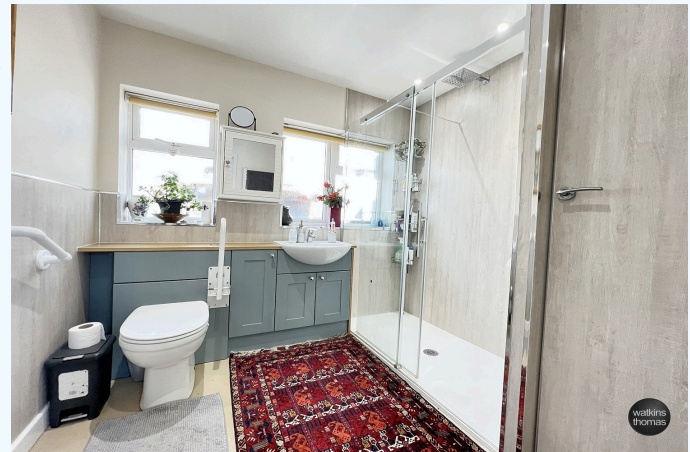
With double glazed windows to two aspects with vertical blinds. Radiator.



### The Shower Room

2.46m (8'1) x 2.44m (8')

Attractively appointed and with suite comprising shower cubicle with easy access lip and shower well together with shower boarded walls and thermostatically controlled twin headed shower unit. Vanity wash basin with cupboards below and low level wc. Two double glazed windows, electric vertical radiator and boiler cupboard in which is housed the wall mounted gas fired combination boiler which provides central heating and domestic hot water.



### Bedroom 2

3.2m (10'6) x 2.29m (7'6)

With a double glazed window to the front, sunken ceiling lights and radiator.

### Bedroom 3

4.09m (13'5) x 2.08m (6'10)

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

### Dressing Room

2.31m (7'7) x 1.65m (5'5)

With hanging rails.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.



## 26 Brookside, Tupsley, Hereford, HR1 2RW

### Bedroom 4

3.18m (10'5) x 2.87m (9'5)

With a double glazed window, radiator and pull light switch.



### OUTSIDE:

At the front of the property there is off road hardstanding space for two vehicles and a block pavior driveway provides access to the GARAGE (24'1 x 10'11) with electric up and over door, triplex roof, sink unit and plumbing for washing machine.

A block pavior pathway leads to the front door. At the rear of the property there is an raised deck (43'5 x 8'9 widening to 13'9) which lies across the rear of the residence and provides for an exceptional entertaining area. The deck is bounded by a fence between wooden posts and a flight of steps then lead down to a middle garden which again is the width of the plot and about 12'3 wide. This area is laid to stone and at the lower level there is a lawn bounded by an evergreen hedge. There is also a steel garden shed and a further garden store.





## 26 Brookside, Tupsley, Hereford, HR1 2RW

### 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 along St Owen Street and follow through into Ledbury Road. Take the right hand turning into Lichfield Avenue and then turn right into Brookside. At the T-junction bear left and the property will be denoted 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**15th April 2025**

ID38501



26 Brookside, Tupsley, Hereford, HR1 2RW

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		83 B
69-80	C		
55-68	D	62 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:

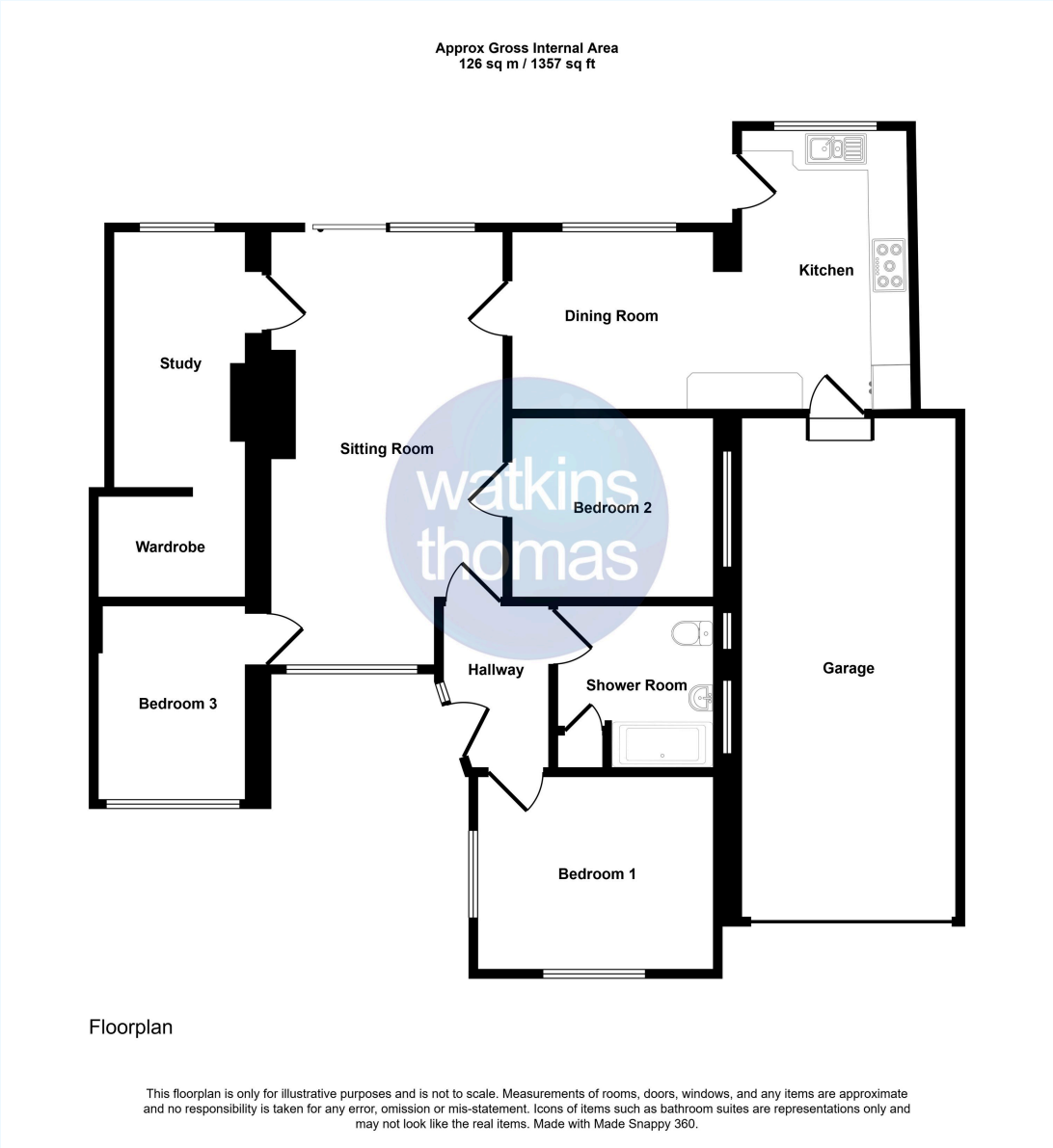
- the average energy rating is D
- the average energy score is 60



# 26 Brookside, Tupsley, Hereford, HR1 2RW

## 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.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.