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### 8 Sedgefield Road, Tupsley, Hereford, HR1 2RR

*'Conveniently located to the east of central Hereford in a popular district above the road and enjoying a pleasant outlook, a detached, three/four bedroom, dormer style residence which is centrally heated and double glazed'*

**£340,000 (Freehold)**

**Residential Sales and Lettings**



## 8 Sedgefield Road, Tupsley, Hereford, HR1 2RR

### LOCATION

Sedgefield Road is located just off Lichfield Avenue, off Hampton Park Road and to the east of central Hereford. The locality is favoured for its convenience to the City Centre, the outlook it enjoys, access to the river-side walks and amenities. 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

8 Sedgefield Road is a detached dormer style residence which is centrally heated and double glazed. On the ground floor there is a hall, sitting room, kitchen/breakfast room and a dining room/bedroom 4 with conservatory off together with a bedroom and on the first floor there is a landing, bathroom and two further double bedrooms. The property has its own driveway with garden area to both the front and rear together with a garage.

### ON THE GROUND FLOOR:

#### Entrance Porch

With double glazed door with adjacent double glazed window to:

#### The Reception Hall

4.95m (16'3) x 1.65m (5'5) (including stairway)

With wall mounted thermostat, radiator, wood laminate flooring, door to under-stairs storage cupboard and with doors to the bedroom 3, bedroom 4/dining room, shower room, kitchen and

#### The Sitting Room

4.32m (14'2) x 3.18m (10'5) (widening to 12')

With a double glazed picture window to the front overlooking a tree lined brook and meadow. Radiator and with a timber fire surround with inset.

#### The Kitchen/Breakfast Room

4.42m (14'6) x 3m (9'10)

With a double glazed window to the front, double glazed window and door to the side and with fitted base cupboard units with roll edged working surfaces over extending to a breakfast bar, tiled surrounds and eye level cabinets. Recess for cooker with hood over, built-in double electric oven and with a single drainer sink unit with drainer and mixer tap. Wood grain effect flooring, recess with cupboard with louvre fronted doors and radiator.



#### Bedroom 4/Dining Room

3.35m (11'0) x 3.05m (10')

With timber fire surround, gas fire, radiator and a sliding door to:

#### The Conservatory

6.81m (22'4) x 1.78m (5'10) (widening to 9'10)

With triplex roof over, double glazed windows and casement door to rear. Radiator, tile effect flooring and having a door to the garage.



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### Bedroom 1

3.33m (10'11") x 3.07m (10'1")

With a double glazed window to the conservatory, radiator and wood laminate flooring.

### Shower Room

1.75m (5'9") x 1.7m (5'7")

With tiled shower cubicle with thermostatically controlled shower unit, low level wc and wall hung wash basin. Radiator, double glazed window and wood grain effect flooring.



### ON THE FIRST FLOOR:

### Landing

1.85m (6'1") x 1.4m (4'7")

With access hatch to loft space and having doors to bedrooms 2, 4, the bathroom and an over-stair cupboard.

### Bedroom 2

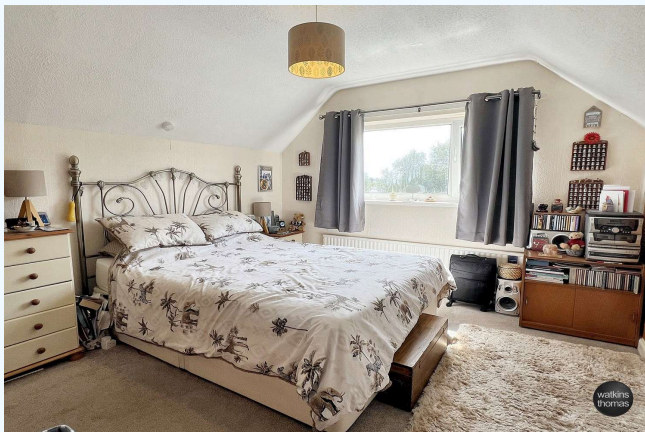
3.28m (10'9") x 3.35m (11') (12'7" maximum plus door recess)

With a double glazed window enjoying the outlook at the front. Radiator, two sets of eaves storage cupboard with louvre doors, sets of drawer units and door to a deep wardrobe cupboard.

### Bedroom 3

3.28m (10'9") x 3.07m (10'1")

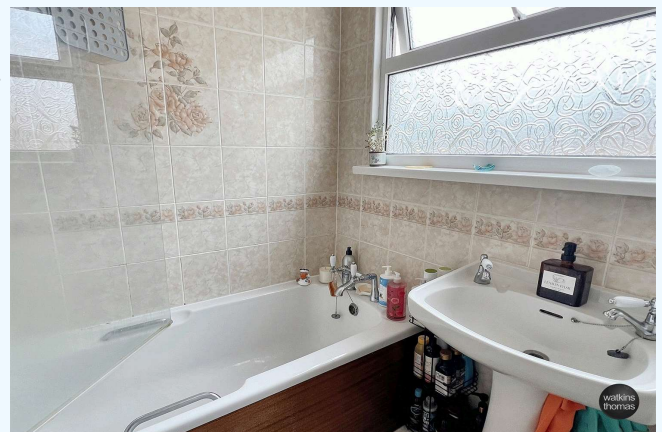
With a double glazed window overlooking the rear garden, double louvre doors to eaves storage cupboard, drawer unit and louvre door cupboard.



### The Bathroom

2.26m (7'5") x 1.65m (5'5")

With white suite comprising bath with an electric shower unit over, pedestal wash basin and low level wc. Double glazed window, tiled walls and towel radiator.





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### OUTSIDE:

The property has the benefit of a concrete driveway which rises to a level parking area beyond which is the ATTACHED GARAGE (17' x 8'8) with an up and over door to the front, electric light and power points. At the rear of the garage there is a WORKSHOP STORE/STUDIO AREA (8'4 x 7'10) which has double glazed windows to two elevations, electric light and power points. From the front garden a door opens to a side porch (13'6 x 4'2) which has double glazed doors to the front and rear with triplex roof over.

At the front of the property there is a lawn garden with established shrub and rose borders. The front garden is part enclosed by a wrought iron fence.

At the rear of the property there is a paved patio area and steps rise up through two principal levels of terrace with the mid level being paved and an upper level being in a natural state.



### 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.

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## **8 Sedgefield Road, Tupsley, Hereford, HR1 2RR**

### **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 Eign Road, enter Hampton Park Road, turn left into Lichfield Avenue, then left again into Sedgefield Road where Number 8 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](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).

**2nd June 2025**

ID40350



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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	57 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

## 8 Sedgefield Road, Tupsley, Hereford, HR1 2RR

### 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.

