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### 18 Farr Close, Tupsley, Hereford, HR1 1QF

*Located in an established residential cul de sac, off Ledbury Road, a very well presented five bedroom semi-detached mature home which is provided with central heating and double glazing.*

**£400,000 (Freehold)**

**Residential Sales and Lettings**



## 18 Farr Close, Tupsley, Hereford, HR1 1QF

### LOCATION

Farr Close is an established residential cul de sac located off Ledbury Road within the Tupsley district, east of central Hereford. Nearby there is a local shop and other amenities within reach include primary and secondary schools with higher educational establishments being available in Folly Lane. There is a choice of public houses and "The Quarry", valued for its amenity and community, is also within easy reach. The city centre is approximately one mile distant 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

18 Farr Close is a semi-detached home which has the benefit of a large side two storey extension. The house now offers three principal reception areas and a large kitchen and utility area with five bedrooms on the first floor. In more detail the property comprises;

#### ON THE GROUND FLOOR:

##### Reception Hall

3.05m (10') x 1.63m (5'4)

With recess with stairway off and approached through a double glazed door with feature light and adjacent double glazed window. Radiator and having doors to the dining room and;

##### Sitting Room

4.34m (14'3) x 3.91m (12'10)

With a deep double glazed picture window to the front, coved ceiling, wall light points and timber fire surround with marble inset and hearth. Fitted shelving, radiator and with a door to;



##### Kitchen/Dining Room

8.23m (27') x 2.74m (9') (maximum)

Which in part comprises;

##### Dining/Breakfast Area

2.74m (9') x 2.46m (8'1)

With a pair of double glazed french doors which open to and overlook the rear garden. Coved ceiling, radiator, tiled floor and with an opening to the;



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### Kitchen Area

5.51m (18'1) x 2.44m (8') extending to 9' 10

With a double glazed window overlooking the rear garden and having limed oak fronted base cupboard and drawer units with wood edge working surface over, breakfast bar with quilted tiles over and dresser type unit with two glass fronted cabinets, plate rack and spice drawers. Built in eye level double electric oven and four ring gas hob with cooker hood over. Tiled floor. Door to under stair storage cupboard and with a built in dishwasher and one and a half bowl sink unit with drainer and mixer tap. Door to utility room and door to;



### Formal Dining Room/Study

4.88m (16') x 2.49m (8'2)

With a double glazed window to the front, wall light points, radiator and two high level windows.

### Utility Room

2.46m (8'1) x 2.03m (6'8)

With double glazed windows to the side and rear and a double glazed door to the garden area. Single drainer sink unit with mixer tap and with recess with plumbing for washing machine, recess for tumble dryer and wall mounted gas fired boiler which provides central heating and domestic hot water. Continuation of the tiled floor, radiator and with a door to;



### Cloakroom

2.46m (8'1) x .86m (2'10)

With a low level WC and wall hung wash basin with tiled course over. Tiled floor and double glazed window. Radiator.



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### ON THE FIRST FLOOR:

#### Landing

##### Principal Bedroom

3.96m (13') x 3.05m (10') (narrowing to 8'1)

With door recess and two double wardrobe cupboards provided with shelving and hanging rails, two bedside units and dressing area with drawers. Double glazed window overlooking the rear garden, radiator and with a door to;

##### Ensuite Shower Room

2.08m (6'10) x 1.45m (4'9)

With white suite comprising tiled shower cubicle with thermostatically controlled shower unit, vanity wash basin with mixer tap with cupboards below, tiled course over and low level WC. Extractor unit, double glazed window and ladder type radiator.



##### Bedroom 2

3.28m (10'9) x 2.46m (8'1)

With a double glazed window to the front and radiator.

##### Bedroom 3

3.61m (11'10) x 2.79m (9'2)

With a double glazed window to the front, radiator and two single wardrobe cupboards with bedside units.



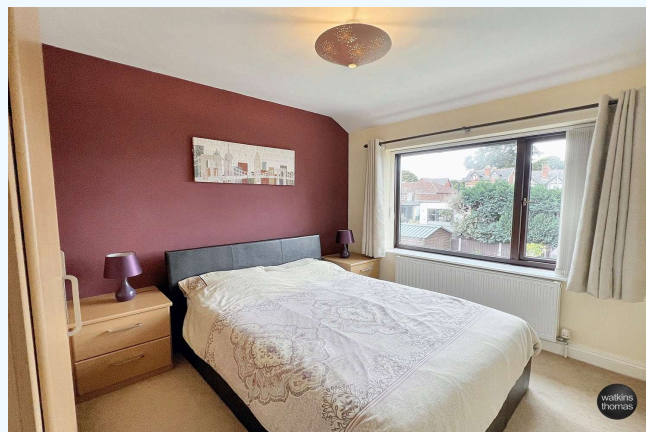


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### Bedroom 4

3.3m (10'10) x 2.79m (9'2)

With a double glazed window to the rear, radiator and with a double wardrobe cupboard, half height cupboard and bedside unit.



### Bedroom 5

2.57m (8'5) x 2.51m (8'3)

With a double glazed window to the front and radiator.

### Bathroom

2.46m (8'1) x 2.34m (7'8)

With a white four piece suite comprising bath with shower and mixer tap attachment, separate shower cubicle with tiled walls and thermostatically controlled shower unit, pedestal wash basin and low level WC. Sunken ceiling lights, extractor unit, double glazed window, ladder type radiator, further radiator and feature floorboards.



### OUTSIDE:

#### Driveway & Parking

At the front of the property there is a wide and deep block paving driveway/parking area.

#### Garden

At the front of the property there is a lawned garden area and a low brick wall with specimen tree. Access to the rear can be achieved at the side of the residence. To the rear of the property, there is a paving stone patio/sun terrace beyond which there is a circular lawn garden with a brick pathway surround, further edged by upright dark bricks with retained beds and borders. There is a further stoned area, a paved seating area, wisteria and a garden store. The rear garden enjoys an south-westerly aspect.



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## **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. Pass over the Tupsley cross and take the right hand turn into Farr Close where Number 18 will be identified by the agents for sale board.

## **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).

## **ID / Date**

ID41564

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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 B. 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	83 B
69-80	C		
55-68	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.

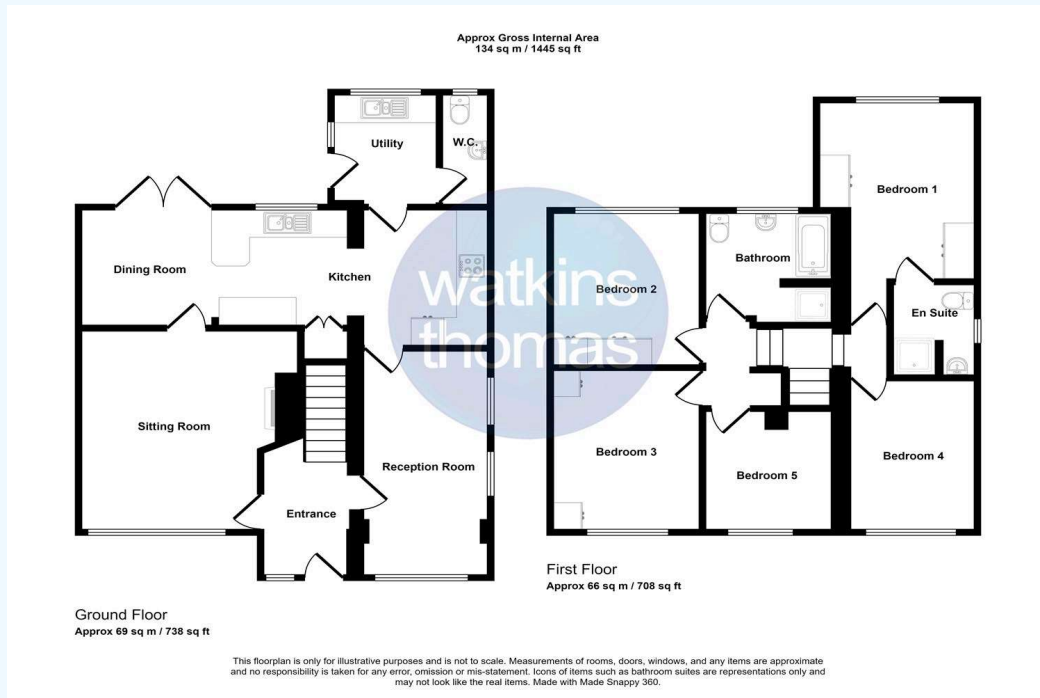
For properties in England and Wales:

- 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.



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