



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)



### 5 Garbrook, Tarrington, Hereford, HR1 4JF

*Located between the Cathedral City of Hereford and the market town of Ledbury, a three bedroom semi-detached home with an excellent rear extension overlooking the private gardens and wooded area beyond.*

**£340,000 (Freehold)**

**Residential Sales and Lettings**



## 5 Garbrook, Tarrington, Hereford, HR1 4JF

### LOCATION

Garbrook is located on the edge of Tarrington which is set between Hereford and Ledbury. The village is located in east Herefordshire and has a Church and community hall. Hereford and Ledbury combined offer a fuller range of shopping, leisure and recreational facilities together with educational establishments, bus and railway stations. Ledbury has its link to the M50 and the motorway network.

### DESCRIPTION

5 Garbrook is an established semi-detached home which has been the subject of an extensive scheduled refitting and upgrading works which have resulted in the provision of a most comfortable home. A well planned extension has been added to the rear, the property is centrally heated and double glazed. With parking to the front and a generous rear garden area which adjoins a wooded area the property in more detail comprises;

### ON THE GROUND FLOOR:

#### Entrance Porch

1.52m (5') x .99m (3'3)

Enclosed entrance porch with double glazed elevation off a brick base and approached through a double glazed door, feature tiled floor and composite door with glazed upper panels to;

#### Reception Hall

With stairway off, wall mounted thermostat, radiator and oak engineered flooring which continues through to the;

#### Living Room

4.42m (14'6) x 3.89m (12'9)

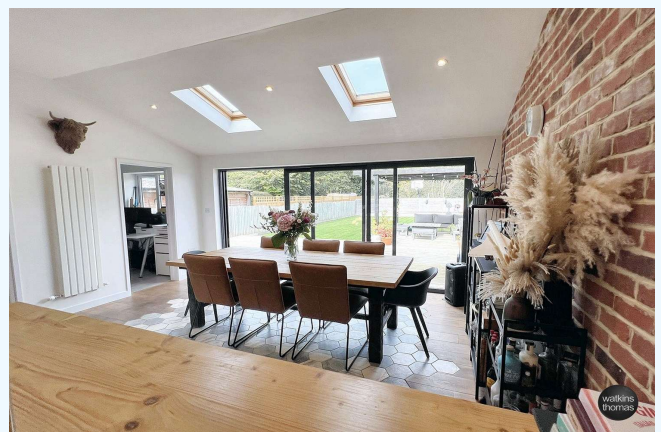
With a double glazed window to the front, coved ceiling, wood burning stove on tiled hearth with wooden mantle over and having a door to an under stair store cupboard. Radiator. Opening to;



#### Kitchen/Dining Room

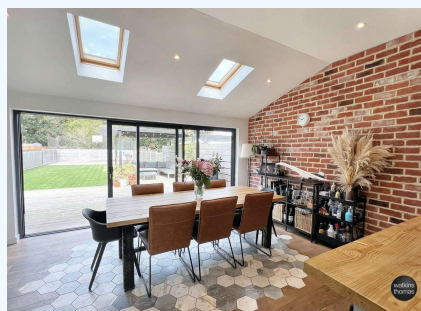
6.25m (20'6) x 4.52m (14'10)

A beautiful open plan space with triple doors, two of which are sliding, opening to and overlooking the rear garden. Part pitched roof with velux lights, sunken ceiling lights and with exposed brick wall and beautiful timber floor broken up by a sector of bespoke honeycomb tiles. Within the kitchen area, there is a single stainless steel sink unit with drainer and flexible mixer tap, fitted soft close base cupboards and drawer units with working surfaces over, including carousel corner units. Brick effect tiled course over in part and with stainless steel cooker hood above. High cabinets, recess with plumbing for dishwasher, recess for an American style freezer and further tall storage cupboards. Two contemporary style radiators and wooden breakfast bar. Oak door to study and oak door to;





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### Utility Room

2.01m (6'7) x 3.66m (12')

With velux roof lights, sunken ceiling lights, fitted working surface with single drainer sink unit with mixer tap, recess with plumbing for washing machine, cupboards below and with large ceramic floor tiles. Door to;

### Cloakroom

2.03m (6'8) x 1.17m (3'10)

Well appointed and with white suite comprising low level WC and wash basin with mixer tap. Deep wooden window sill, sunken ceiling lights and continuation of tiled floor together with a wall mounted ladder radiator.

### Study

2.24m (7'4) x 1.47m (4'10)

With a double glazed window overlooking the fine rear garden. Woodgrain effect flooring.



### ON THE FIRST FLOOR:

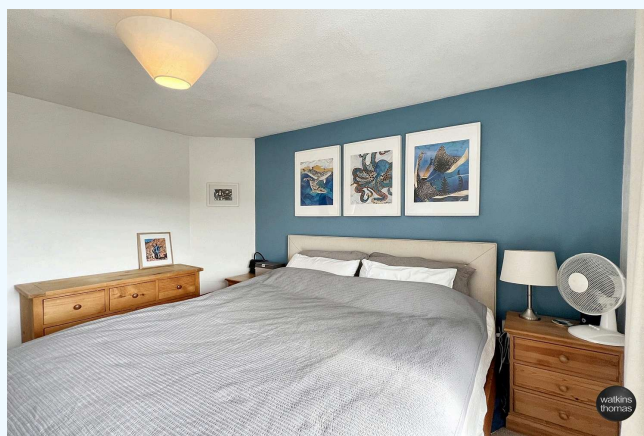
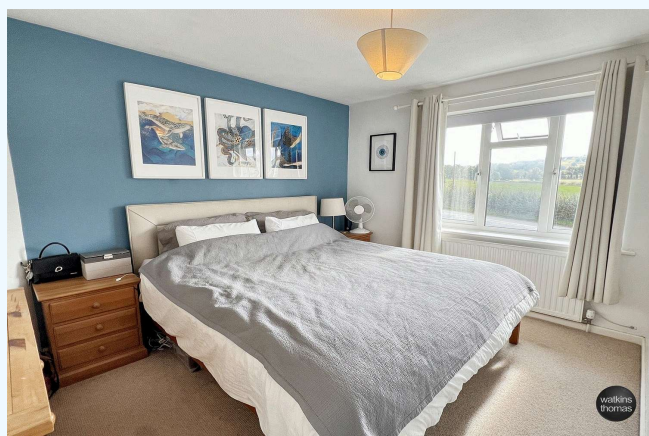
#### Landing

With access hatch to loft space, double glazed window to the side, over stairs store cupboard with a wall mounted gas fired boiler which provides central heating and domestic hot water. Doors then open to;

#### Bedroom 1

3.51m (11'6) x 2.79m (9'2)

With a double glazed window overlooking the road through the village to rising treeline countryside in the distance. Radiator.



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### Bedroom 2

3.48m (11'5) x 2.79m (9'2)

With a double glazed window to the rear and radiator.

### Bedroom 3

2.51m (8'3) x 1.96m (6'5)

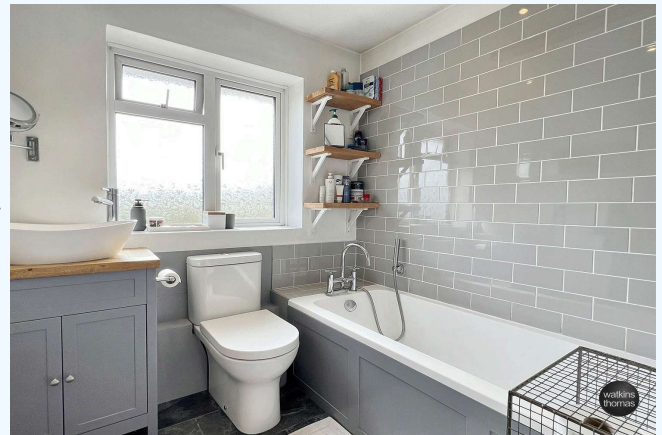
With a double glazed window to the rear and radiator. The view at the rear is across the garden to a wooded area. This room is provided with fitted cabinets with built in hanging rails.



### Bathroom

1.96m (6'5) x 1.91m (6'3)

Attractively appointed and with white suite comprising bath with concealed shower system with waterfall showerhead and mixer tap, low level WC and contemporary style wash bowl with mixer tap set on wooden plinth with cupboards below. Sunken ceiling lights and over the bath is a thermostatically controlled shower unit. Ladder type radiator and tiled floor.

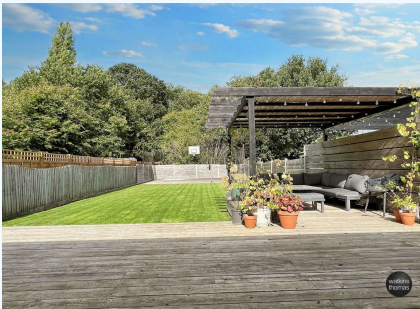




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### OUTSIDE:

At the front of the property there is a large, four/six car brick pavior driveway with security lighting. The path at the side of the property opens to a wood/bike store and garden store. There is an outside tap and a brick pathway runs to the rear of the property where there is a large decked area, with eaves lighting, formed in timber and beyond which there is an expanse of lawn. At the far end of the garden there is a large concrete pad with basketball hoop along with power supply and outdoor plug sockets. The concrete pad is about 25' by 30' and is bounded by timber panels between concrete posts. The property adjoins and overlooks woodland at the rear.



### COUNCIL TAX BAND C

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, 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 on the A438 passing through Lugwardine, Bartestree and Stoke Edith. Continue through Tarrington and Garbrook will be identified on the left hand side.

## **5 Garbrook, Tarrington, Hereford, HR1 4JF**

### **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**

ID41633

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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 C. 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	75 C	79 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.

