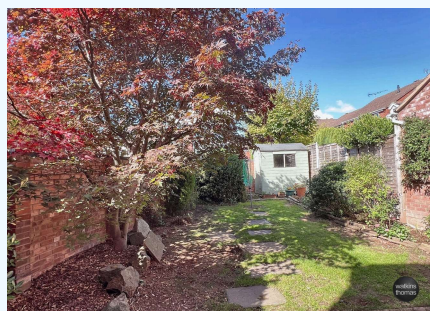




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### **35 Highgrove Bank, Tupsley, Hereford, HR1 2TA**

*A three bedroom end of terrace house located in a cul de sac off Ledbury Road which lies just to the east of the city centre. The property is well proportioned, centrally heated and double glazed and has parking together with a enclosed rear garden area.*

**£250,000 (Freehold)**

**Residential Sales and Lettings**



## 35 Highgrove Bank, Tupsley, Hereford, HR1 2TA

### LOCATION

Highgrove Bank is a residential cul de sac located off Ledbury Road, which lies about one mile east of central Hereford. In the locality there is a range of amenities including the hospital. Hereford as a whole offers a wider range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

35 Highgrove Bank is an end of terrace house which offers a good size living room with patio doors opening to the garden, a kitchen/breakfast room and on the first floor there are three bedrooms together with a bathroom. At the front there is a driveway and at the rear there is a private garden area. In more detail the accommodation comprises;

### ON THE GROUND FLOOR:

#### Entrance Porch

With a door to the;

#### Living Room

5.49m (18') x 3.66m (12')

With a stairway to the first floor, double glazed sliding patio doors opening to and overlooking the rear garden, double glazed window to the front, coved ceiling, two radiators and painted wooden fire surround with marble inset and hearth. Panel door to;



#### Kitchen/Breakfast Room

5.49m (18') x 2.64m (8'8)

Attractively appointed and with modern soft close base cupboard and drawer units with working surface over, tiled surrounds and matching eye level cabinets. Recess with plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, recess for oven and with a double glazed window and door to the rear and double glazed window to the front. Feature tile effect flooring. Low level under stair cupboard and with under stair recess with a wall mounted gas fired combination boiler which provides central heating and domestic hot water.



## 35 Highgrove Bank, Tupsley, Hereford, HR1 2TA

### ON THE FIRST FLOOR:

#### Landing

With a double glazed window to the rear, radiator and with doors to;

#### Bedroom 1

3.66m (12') x 3.23m (10'7')

With a double glazed window to the front, radiator and over stair cupboard with double doors.

#### Bedroom 2

3.25m (10'8') x 2.74m (9')

With a double glazed window to the front and radiator.



#### Bedroom 3

2.26m (7'5') x 1.78m (5'10')

With a double glazed window to the rear and radiator.

#### Bathroom

2.18m (7'2') x 1.75m (5'9')

With part tiled walls and suite comprising shower and bath with mixer tap, pedestal wash basin and low level WC. Double glazed window, fitted mirror, shaver point and ladder type radiator.





## 35 Highgrove Bank, Tupsley, Hereford, HR1 2TA

### OUTSIDE:

#### Parking

The property has the benefit of a driveway immediately in front of the property.

#### Gardens

A pathway provides access to the front door with gravelled border and various shrubs. The rear garden is enclosed by a high brick wall on two sides and by panels between concrete posts. The rear has a side means of access and is laid in part to honeycomb and square paving slabs with a lawned garden beyond with stepping stones across to the GARDEN STORE. Within the rear garden there is an acer and a border of shrubs.



#### 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. Continue east and Highgrove Bank will be identified on the left hand side just beyond the turning for the Rose Gardens.

#### 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).

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# 35 Highgrove Bank, Tupsley, Hereford, HR1 2TA

## 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.

## 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.

