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### 10 White House Way, Tupsley, Hereford, HR1 1PX

*Located between Seaton Avenue and Whittern Way, in the convenient, popular and favoured Tupsley district, a very well presented inner terrace three bedroom home which has a generous living room together with dining room, fitted kitchen and three bedrooms.*

**£250,000 (Freehold)**

**Residential Sales and Lettings**

# 10 White House Way, Tupsley, Hereford, HR1 1PX

## LOCATION

White House Way is set between Seaton Avenue and Whittern Way in the popular, well served and favoured Tupsley residential district. In the locality there are a range of facilities and amenities, including schools and Hereford Colleges and Sixth Form are within easy reach. 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

10 White House Way is an inner terrace house which has been the subject of an extensive schedule of improvement works which have resulted in the provision of a most comfortable home. The house is centrally heated and double glazed and of note are the good parking facilities, the size of the principal living room and the fact the property has three bedrooms and a good rear garden area. In more detail the property comprises;

### ON THE GROUND FLOOR:

#### Entrance Lobby

3.66m (12') x 3.99m (13'1)

With glass brickwork to the front, double recess cupboard with painted louvre doors and with an opening to the;

#### Dining Area

3.15m (10'4) x 2.79m (9'2) (12' including stairway)

With stairway off, two under stair cupboards, radiator, further store cupboard and with an arched opening to the kitchen and panelled door to the;



#### Living Room

3.66m (12') x 5.49m (18') (20'9 maximum)

Principally in two parts and with coved ceiling, a double glazed window to the front and a double glazed sliding patio door opening to and overlooking the rear garden. Light points and radiator.



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### Kitchen

4.5m (14'9) x 2.06m (6'9)

With modern base cupboard and drawer units with working surface over, extensively tiled walls and fitted eye level cabinets, together with a tall built in store cupboard. One and a half bowl sink unit with drainer and mixer tap. Fitted cooker, four ring gas hob and cooker hood together with recess with plumbing for washing machine and built in dishwasher. Radiator, double glazed window overlooking the rear garden, coving to ceiling and double glazed door to the rear garden.



### ON THE FIRST FLOOR:

### Landing

With doors to the bedrooms, bathroom, separate WC and boiler cupboard with wall mounted gas fired boiler providing central heating and domestic hot water.

### Bedroom 1

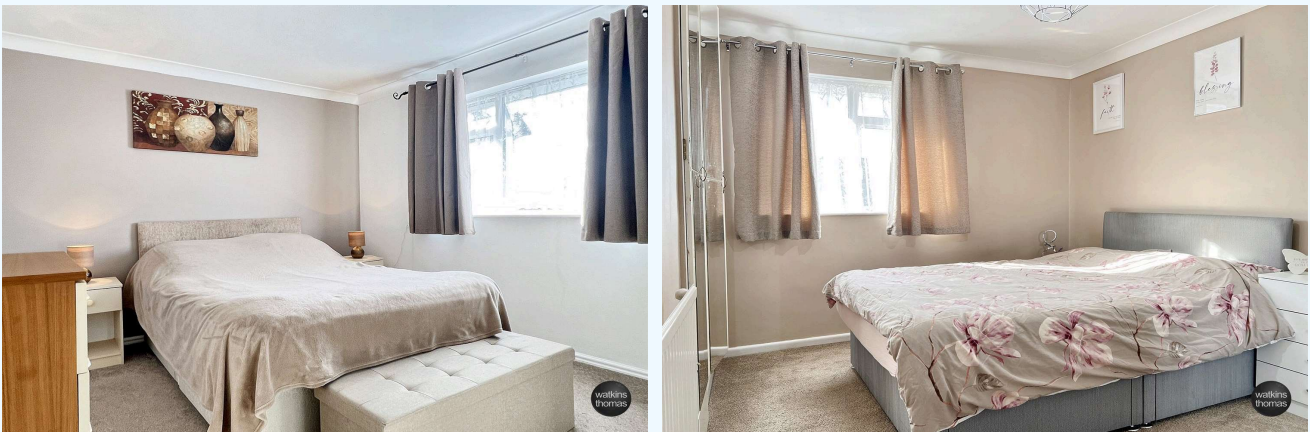
3.66m (12') x 3.15m (10'4) (plus door recess)

With a double glazed window to the front, coving to ceiling and having two sets of sliding doors to the recessed over stair wardrobe area with hanging rail and storage shelving. Radiator.

### Bedroom 2

3.71m (12'2) x 2.74m (9')

With a double glazed window to the front, access hatch to loft storage space, coving and three doors to recess wardrobe area provided hanging rail and storage shelving. Radiator.



### Bedroom 3

2.69m (8'10) x 2.29m (7'6)

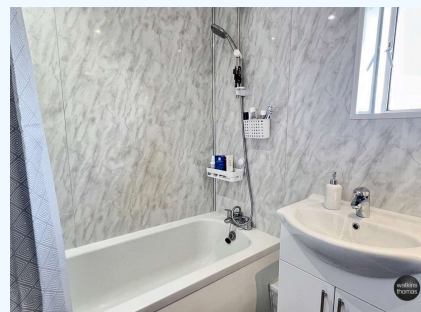
With a double glazed window to the rear, radiator and double recess wardrobe cupboard.

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### Bathroom

1.68m (5'6") x 1.6m (5'3")

With part tiled walls and suite comprising bath with shower attachment to taps and mixer tap together with vanity wash basin with mixer tap and cupboards below. Double glazed window and radiator.



### Separate WC

1.4m (4'7") x .79m (2'7")

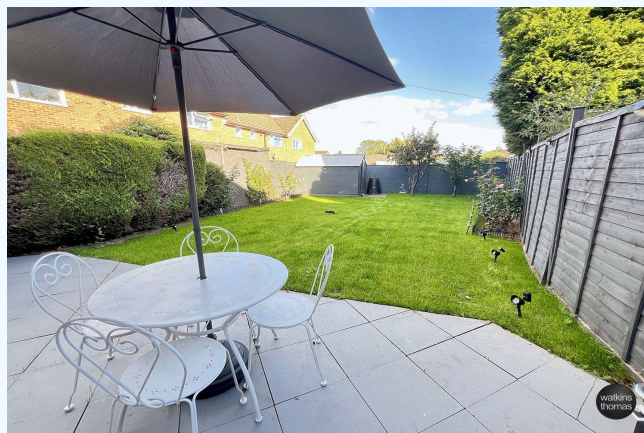
With low level WC, corner wash basin and having coved ceiling, part tiled walls and double glazed window.

### OUTSIDE:

At the front of the property, there is a 21' wide tarmac area which has the benefit of a dropped kerb access. The front area is approximately 32' deep and provides an off road parking facility.

### Garden

The rear garden is approximately 50' long by 25' wide with a section being laid to triangular tiles. There is a lawned garden with planted borders featuring roses. There are also two ornamental trees and a GARDEN STORE.



### COUNCIL TAX BAND B

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, follow through into Ledbury Road and pass over the traffic lights at Tupsley cross. Take the left hand turn into Burden Road and on reaching Seaton Avenue, turn right and then left into White House Way where Number 10 will be identified on the right hand side by the agents for sale board.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA 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) or [www.onthemarket.com](http://www.onthemarket.com).

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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.

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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	71 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.

