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11 Quarry Road, Tupsley, Hereford, HR1 1SS

'Situated to the north east of Hereford City in the popular Tupsley district, a well presented, three bedroom, semi detached family home with electric heating, double glazing, off road parking, garage and enclosed rear garden - OPEN HOUSE SATURDAY 7TH MARCH BETWEEN 11AM-1PM. PLEASE RING TO BOOK YOUR SLOT'

£325,000 (Freehold)

Residential Sales

11 Quarry Road, Tupsley, Hereford, HR1 1SS

LOCATION

The property is located to the north east of Hereford City in the popular Tupsley district. In the area are a range of amenities including local shops, church, public house, two popular primary schools 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

The subject property is a well presented three bedroom, semi detached family home with the added benefit of electric heating, double glazing (where specified), off road parking, garage and enclosed rear garden. The property comprises entrance porch, entrance hall, sitting room, kitchen/dining room, side passageway with access to the garage, first floor landing with access to three bedrooms and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A front aspect double glazed entrance door leads to the entrance porch with front and side aspect double glazed windows, wooden flooring and glazed door to the entrance hall.

Entrance Hall

With side aspect double glazed window, stairs to the first floor, under-stairs storage cupboard, panelled radiator, smoke alarm, door to the sitting room and kitchen/dining room.

Sitting Room

4.27m (14'0) x 3.84m (12'7)

With front aspect double glazed window, decorative fire surround, coved ceiling, laminated flooring and double doors to the kitchen/dining room.



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Kitchen/Dining Room

6.35m (20'10") x 2.92m (9'7")

With rear aspect double glazed window. A range of units comprising sink drainer unit with Quartz work surface, base units under with matching wall units, integrated fridge freezer, integrated microwave and oven, electric hob with cooker hood over, cupboard housing the gas central heating boiler, inset spot lights, smoke alarm, side aspect glazed door to the side passageway and rear aspect double glazed French doors giving access to the rear garden.



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Passageway

With front and rear aspect doors with sliding door to the garage.

ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to loft space with pull down ladder, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

3.43m (11'3) x 2.95m (9'8) (to the wardrobe)

With front aspect double glazed window, panelled radiator, built-in wardrobe with hanging rail and shelving and airing cupboard with hot water tank.



Bedroom 2

3.78m (12'5) x 2.95m (9'8)

With rear aspect double glazed window, built-in wardrobe, built-in shelving and panelled radiator.

Bedroom 3

2.62m (8'7) (maximum including bulk head) x 2.39m (7'10)

With front aspect double glazed window, built-in bed, built-in shelving unit and panelled radiator.



Bathroom

2.44m (8'0) x 1.8m (5'11)

With rear and side aspect double glazed windows, panel enclosed L-shaped bath with mixer tap and electric shower over, shower boarding to walls, inset spot light, extractor fan, radiator and vinyl flooring.

OUTSIDE:

To the front of the property is a lawn garden with shrub borders. A driveway gives access to THE GARAGE with up and over door, power, lighting, rear aspect window, plumbing and space for washing machine, space for tumble dryer and sliding door to the passageway.

To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn. The garden is enclosed by fencing and walling to provide a degree of privacy.

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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, 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

Proceed out of Hereford along the Ledbury Road. At the roundabout take the second exit continuing along Ledbury Road. On reaching the traffic lights turn right onto Church Road. Continue along Church Road taking the right hand turning into Quarry Road where the property is located 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

23rd February 2026

ID42357

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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 E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	40 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.

