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12a Welbeck Avenue, Tupsley, Hereford, HR1 1NG

Located in a quiet close, off Mount Crescent, in the Tupsley residential district, a mature three bedroom semi detached home with mature south facing gardens, good parking, long garage and garden workshop/studio.

£330,000 (Freehold)

Residential Sales

12a Welbeck Avenue, Tupsley, Hereford, HR1 1NG

LOCATION

Welbeck Avenue is an established residential cul de sac, located off Mount Crescent which lies within the popular Tupsley district about one and a half miles east of central Hereford. The locality is served by a range of amenities, including a local shop, primary and secondary schools and recreational facilities. There are higher educational establishments nearby in Folly Lane and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities and both bus and railway stations.

DESCRIPTION

12a Welbeck Avenue is a period semi detached home which has a mature south facing garden area, in which there are two useful workshop/studio areas. The property is centrally heated and is part secondary/part double glazed. There are good car parking facilities together with a long garage. There is a useful attic store room and in more detail the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch

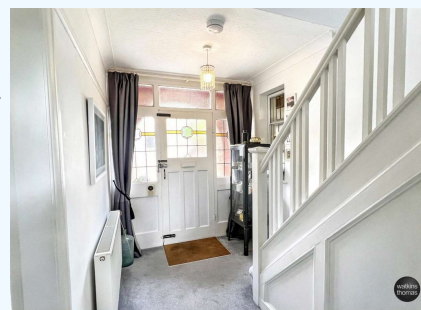
m (') x 2.13m (7')

With feature brick arch and having a front door with original leaded windows with colour glass motifs, which continue to the two side windows and opening to;

Entrance Hall

4.19m (13'9) x 2.11m (6'11)

With stairway off, coved ceiling, picture rail, secondary double glazed leaded window with coloured glass motifs to the side, mat well, door to under stair storage cupboard and with doors to the kitchen, dining room and;



Sitting Room

3.68m (12'1) x 3.63m (11'11) (13'10 into bay)

With a secondary double glazed bay window to the front with leaded and coloured glass upper lights. Picture rail, coved ceiling, radiator and with a jet master wood burning stove on a slate hearth.

Dining Room

3.1m (10'2) x 3.28m (10'9)

With coved ceiling and a pair of double glazed french doors opening to and overlooking the south facing rear garden. Alcove shelving, radiator and wood grain effect flooring.



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Kitchen

2.49m (8'2) x 2.31m (7'7) (8'8 into door recess)

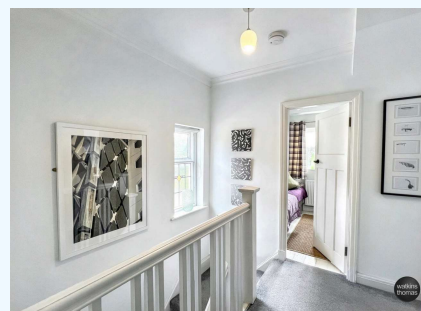
With a double glazed window enjoying the fine southerly aspect over the rear garden. This is a picture window and within the kitchen there is a single drainer sink unit with mixer tap, fitted base cupboards and drawer units with roll edge working surface over and brick effect tiled surrounds, together with a double eye level cabinet. Space for upright fridge/freezer and built in double oven with four ring hob over and cooker hood above. Radiator. Door to LARDER CUPBOARD (4'2 by 2'8) with fitted shelves and a door from the kitchen opens to the GARAGE.



ON THE FIRST FLOOR:

Landing

With coved ceiling, secondary double glazed window to the side again with a leaded coloured glass motif, doors then open to;



Bedroom 1

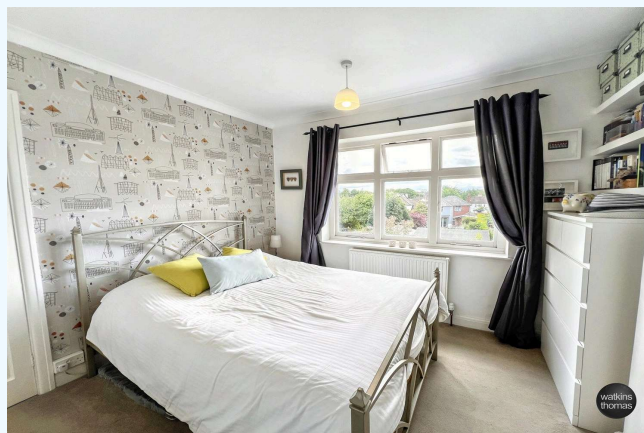
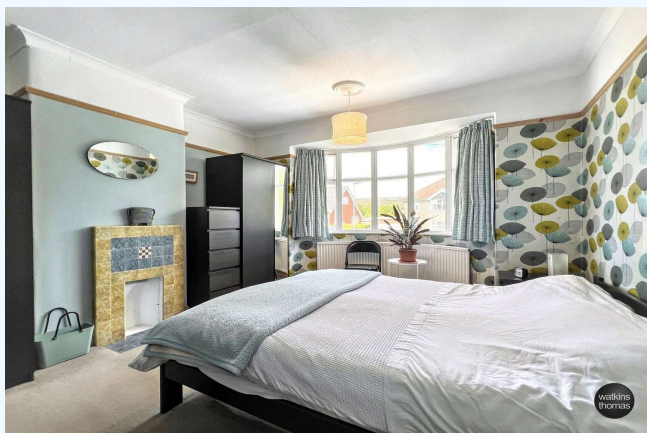
3.66m (12') x 3.68m (12'1) (14'3 into bay)

With a secondary double glazed bay window area, stripped picture rail, coved ceiling, radiator and feature original mottled tiled fire surround.

Bedroom 2

3.28m (10'9) x 3.1m (10'2)

With a double glazed window overlooking the rear garden with rooftops of the city beyond and rising countryside in the far distance.

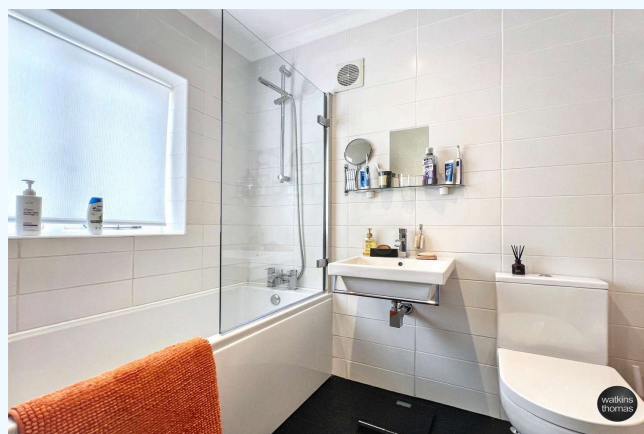


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Bathroom

2.11m (6'11) x 2.11m (6'11)

With white suite comprising bath with shower spray attachment to the taps, wall hung wash basin and low level WC. Coving, part tiled walls, ladder type radiator and feature floor boards. Extractor unit.



Bedroom 3

2.36m (7'9) x 1.78m (5'10) (8' maximum)

With double glazed window to the side and double glazed window to the rear enjoying the view. Radiator. Painted floor boards. Two storage cupboards and within this room a stairway has been formed to provide access to the;

Attic Store Room

3.12m (10'3) x 3.91m (12'10)

With velux roof lights, sunken ceiling lights and a pair of doors to eaves storage cupboard and sliding doors to eaves storage areas. Power points.



OUTSIDE:

At the front of the property there is a generous area of block paviour parking, which runs to the ATTACHED GARAGE (25'5 by 9'5) which has a pair of doors to the front, strip lighting, concrete floor, mono pitch roof and within the garage there is plumbing for a washing machine. Located within the garage is the wall mounted gas fired combination boiler which provides central heating and domestic hot water.



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Gardens

At the rear of the property there is a wonderful garden area, which enjoys a southerly aspect and comprises an upper paving stone patio area with an iris bed and a pathway runs down to the principal rear garden area, which is shaped and lawned and has deep, well stocked islands and borders featuring cherry and eucalyptus. The garden runs to a deck and garden store, beyond which there is a WORKSHOP (17'5 by 11'2) with electric light and power points, adjacent to which there is a STUDIO/GARDEN STORE (15' by 11'3) and has windows to the garden, wooden flooring, insulated walls and twin pitched roof together with electric light and power point.



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.

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DIRECTIONAL NOTE

From central Hereford, proceed east along St Owen Street and follow through into Ledbury Road. Continue to Tupsley cross and continue over into Mount Crescent. Turn left into Welbeck Avenue and the property will be identified on the left hand side by the agent's 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

ID / Date

ID42875

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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.

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.