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74 Lichfield Avenue, Tupsley, Hereford, HR1 2RL

'Just to the east of the City Centre and occupying a large elevated corner plot, an individual established five bedroom detached home, in a position which commands views across the City and beyond'

£580,000 (Freehold)

Residential Property Sales

74 Lichfield Avenue, Tupsley, Hereford, HR1 2RL

LOCATION

Lichfield Avenue is a prime residential location situated to the east of the City Centre in the Tupsley district. Number 74 enjoys an exceptional position, it is set on a corner plot and distant views are enjoyed across the City to rising countryside beyond. Central Hereford is approximately one mile distant. 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

74 Lichfield Avenue is a distinct and individual detached house which occupies what is thought to be a double plot. The house overall offers a generous level of accommodation to include three distinct reception rooms together with a kitchen and on the first floor there are five bedrooms and a bathroom. The surrounding gardens are established, the property has the benefit of two separate drive entrances both leading to garage areas and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

2.36m (7'9) x 1.17m (3'10)

Approached through a multi paned front door and with adjacent multi pane windows, quarry tiled floor, integral door to garage and with obscure glass multi pane panels to either side of the multi pane inner door which leads to the;

Reception Hall

2.34m (7'8) x 1.55m (5'1)

With telephone point, window to stairway and a 5' 8 wide opening to the;

Inner Hall

6.78m (22'3) x .91m (3')

With a return stairway to the first floor and doors to the family living room, kitchen, pair of double doors to the dining room and door to the sitting room. Wide opening to inner lobby with door to a cloak cupboard with hanging rail and door to the shower room and;

Cloakroom

3.28m (10'9) x .94m (3'1) (plus door recess)

With low level WC and corner wash basin with tiled courses over. Part timber panelling to wall and with a double glazed window.

Shower Room

2.92m (9'7) x .99m (3'3)

With a tiled shower cubicle with electric shower unit and double glazed window, together with extractor vent. Ladder type electric heater.

Sitting Room

7.62m (25') x 3.61m (11'10)

With two double glazed windows to the front with venetian blinds, further double glazed window and with French doors to the terrace. Coved ceiling, brick fire surround and with tiled hearth with mantel over and feature brick edged fender and tiled hearth. Living flame gas fire. Heating vents. Two pairs of folding doors then lead through a 7' 9 wide opening to the;



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Dining Room

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

With a double glazed sliding patio door opening to and overlooking the sun terrace/patio. Coved ceiling, heating ducts and hatch to the kitchen.



Family Living Room

6.25m (20'6) x 2.49m (8'2) (widening to 11' 10)

'L' shaped in plan and with a double glazed window to the side and a pair of double glazed windows to the rear, from which distant views are enjoyed across the city to the Welsh Hills in the far distance and with the Cathedral and city Churches townscape. Electric heater, three recess store cupboards with working surfaces over, tiled surrounds and eye level cabinets and with an opening to the utility room and an arched opening through to the;



Kitchen

3.68m (12'1) x 3.61m (11'10)

Extensively fitted with base cupboard and drawer units with roll edge working surfaces over, tiled surrounds and matching eye level cabinets including display ends and plate racking. Double drainer sink unit, recess for further appliance, further high level cabinets, double glazed window overlooking the side garden and with a pair of doors to the gas fired boiler.

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Utility Room

3.05m (10') x 2.51m (8'3)

With a double glazed window, butlers type sink unit, double glazed window with tiled course over, plumbing for washing machine, a pair of doors to store cupboard and door to;

Rear Lobby

4.27m (14') x .94m (3'1)

With fitted shelves, glass bricks and door to outside.

ON THE FIRST FLOOR:

Study Landing

Approached over a return stairway, a spacious study landing with double glazed window, access hatch to loft space and with a shelved cupboard off, open fronted cupboard with shelving, wardrobe cupboard and further shelved and hanging cupboards. Eaves storage cupboard, second window with recess enjoying the view along Lichfield Avenue and with doors to;



Bedroom 1

3.94m (12'11) x 3.71m (12'2)

With a double glazed window enjoying the view across rooftops to Bartonsham Meadows, Canary Bridge and to Aconbury Hill in the distance. Heating duct and with two double wardrobes with cabinets over.

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Bedroom 2

3.61m (11'10") x 3.07m (10'1") (plus door recess)

With a double glazed window, wardrobe cupboard with hanging rail and heating duct.



Bedroom 3

3.05m (10') x 2.62m (8'7")

With a double glazed window and wardrobe cupboard. Heating duct.

Bedroom 4

3.71m (12'2") x 3.38m (11'1")

With a double glazed window again enjoying the view towards Aconbury Hill in the distance. Wardrobe cupboard with hanging rail and with airing cupboard with shelving. Further shelving and high level shelf. Heating duct.



Bedroom 5

3.66m (12') x 3.12m (10'3")

With a double glazed window enjoying the view across rooftops to a panoramic outlook from Aconbury Hill over Canary Bridge, across the city to the Welsh Hills in the far distance, the Cathedral and Church spires. Electric panel heater and wardrobe cupboard.



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Bathroom

2.64m (8'8) x 2.01m (6'7)

With suite comprising bath with tiled courses over and electric shower unit, together with a wash basin with mixer tap, double glazed window and extractor unit.



Separate WC

1.73m (5'8) x .86m (2'10)

With low level WC, vanity wash basin with tiled surrounds, double glazed window.

OUTSIDE:

From the top of Lichfield Avenue, a pair of gates open to a driveway which runs to the INTEGRAL GARAGE (17' 6 by 9') with up and over door, double glazed window to the side and door to enclosed entrance porch.

From the drive, a block paviour pathway runs to front door and a gateway opens to a paved path which leads to the rear garden. At upper level, there are deep well stocked borders planted with a vast array of shrubs and plants and there is also a lawned garden area within a low brick wall, again with a wide variety of shrubs and plants including a fine magnolia and rose.

A pathway leads around the front of the residence to a further pathway which provides pedestrian access to Lichfield Avenue. There is a sun terrace patio area of irregular size slabs. From here a sloping lawned garden with meandering pathway leads through mature shrubs and trees including hollies and variegated plants. There is also a planted terrace and a lower garden area where there is a further sun terrace, mature tree and a sloping garden planted with a vast variety of shrubs and plants. From the garden a fine view is commanded across the city to glorious countryside in the distance.

At the lower end of the site there is a second block paviour driveway to a DETACHED GARAGE (22' by 12') with up and over door, double glazed windows to two elevations, door to side and with electric light and power points.



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COUNCIL TAX BAND G

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.

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ENERGY PERFORMANCE CERTIFICATE

Energy rating and score

This property's energy rating is D. 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		72 C
55-68	D	59 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

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 along Ledbury Road and turn right into Lichfield Avenue. Proceed to its summit and Number 74 will be identified as the corner property on the right hand side.

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, www.rightmove.co.uk, www.onthemarket.co.uk or www.onthemarket.co.uk.

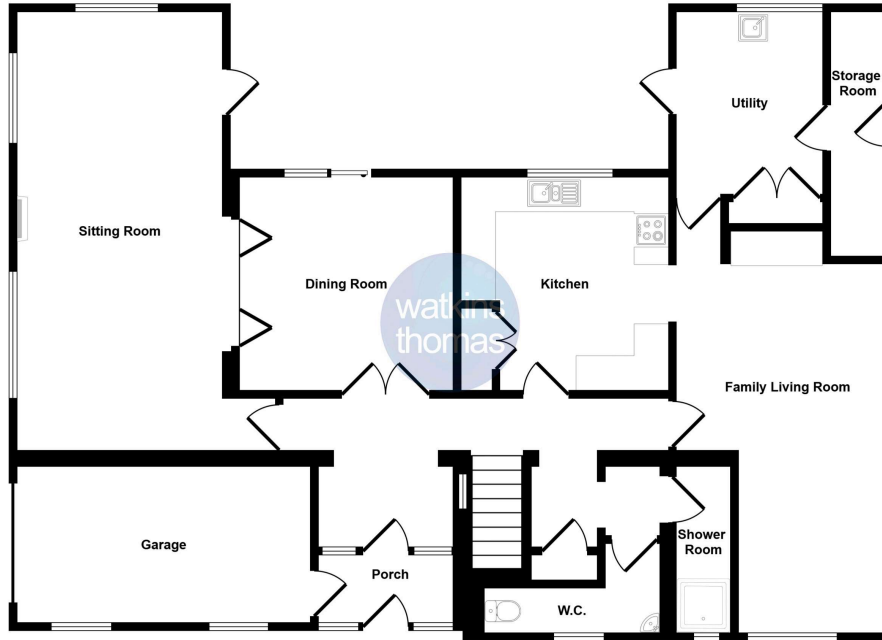
7th May 2026

ID9352

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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.

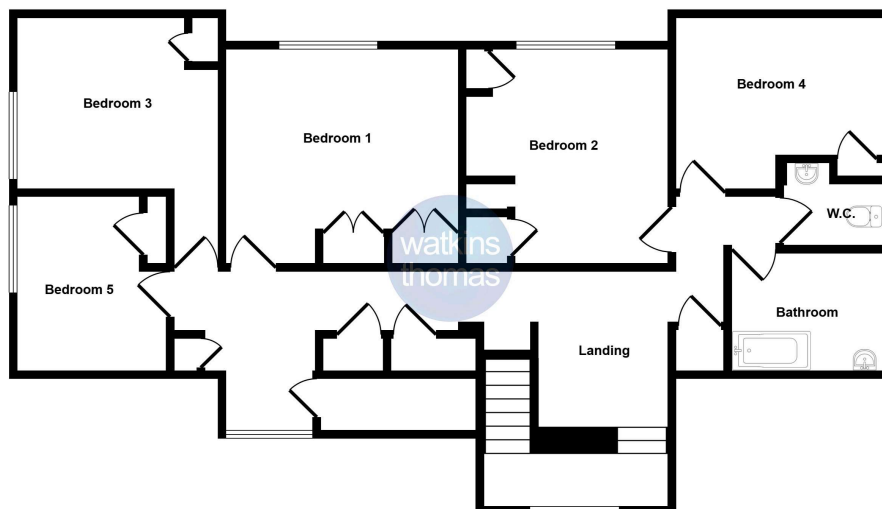


Ground Floor
Approx 141 sq m / 1521 sq ft

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First Floor
Approx 101 sq m / 1085 sq ft

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