



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### 83 Lichfield Avenue, Tupsley, Hereford, HR1 2RL

*Set near to the top of Lichfield Avenue and in a position from which extensive views from the front are enjoyed across the city to the Welsh Hills, a detached, well proportioned three bedroom house, which would benefit from a schedule of refitting and upgrading works.*

**£400,000 (Freehold)**

**Residential Sales**

# 83 Lichfield Avenue, Tupsley, Hereford, HR1 2RL

## LOCATION

83 Lichfield Avenue enjoys an elevated position, from which views are enjoyed across the city to the Welsh Hills in the far distance. Lichfield Avenue is set between Ledbury Road and Hampton Park Road, in the Tupsley district, which lies conveniently to the east of the city centre. In the locality there are a range of amenities, including educational establishments and within reach is the city centre and the River Wye with its amenity value.

Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with further educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a mature detached home which overall offers well proportioned accommodation, which would now benefit from some refitting and upgrading works. The property is centrally heated and on the ground floor off a hall with original floor, there is a sitting room, dining room, cloakroom and kitchen. On the first floor there are three bedrooms and a bathroom. With garden areas to the front and rear, driveway and garage, the property in more detail offers;

### ON THE GROUND FLOOR:

#### Entrance Porch

1.45m (4'9) x .91m (3')

Canopy porch with initial canopy, quarry tile floor and multi pane door to the;

#### Reception Hall

4.27m (14') x 2.01m (6'7) (excluding stairwell)

With stairway off, coved ceiling, radiator, original oak flooring, low level under stair cupboard, wall mounted thermostat and central heating and domestic hot water control clock. Doors then head to the sitting room, dining room, kitchen and;



#### Cloakroom

1.42m (4'8) x 1.42m (4'8)

With white suite comprising low level WC and wall hung wash basin. Radiator and window.

#### Sitting Room

3.78m (12'5) x 4.45m (14'7) (16' 9 into bay)

With a bay window area to the front overlooking the garden and rooftops to rising treelined countryside with the Welsh Hills in the distance. Coved ceiling, radiator and tiled fire surround and hearth. Wall light points.



## 83 Lichfield Avenue, Tupsley, Hereford, HR1 2RL

### Dining Room

3.96m (13') x 3.66m (12')

With a pair of windows to the side enjoying the view to the Welsh Hills and with a window to the front. Radiator.



### Kitchen

3m (9'10) x 2.69m (8'10)

With a window overlooking the rear garden and with a double drainer stainless steel sink unit, fitted working surfaces, floor to ceiling cupboards, part tiled surrounds, radiator, plumbing for dishwasher, space for cooker and with a modern wall mounted gas fired boiler which provides central heating and domestic hot water. Door to potential utility area and door to walk in larder cupboard with shelves.



### Potential Utility Area

2.62m (8'7) x 2.21m (7'3)

With a butlers type sink unit, recess with plumbing for washing machine, power points and with a double glazed door to the rear garden and sliding door to garage.

### ON THE FIRST FLOOR:

#### Generous Landing

With access hatch to loft space, window to rear and with doors to;



## 83 Lichfield Avenue, Tupsley, Hereford, HR1 2RL

### Bedroom 1

3.76m (12'4) x 4.5m (14'9) (17' 4 into bay)

With a bay window from which a view is enjoyed across rooftops to Hereford with its Cathedral, Churches and town hall landmarks with treelined countryside in the far distance, including ranges of the Welsh Hills and Hay Bluff. Radiator and double recess wardrobe cupboard with hanging rail and cabinets over.



### Bedroom 2

3.96m (13') x 3.68m (12'1)

With a window to the front, again enjoying the view across rooftops to Hereford's Cathedral tower and Church spires with rising treelined countryside in the far distance, including the Welsh Hills. Built in cupboards with hanging rail. Radiator.



### Bedroom 3

2.97m (9'9) x 2.44m (8')

With a window to the rear garden and a window to the side, enjoying a view across rooftops and riverside meadows to the Welsh Hills in the far distance. Radiator and double and single wardrobe cupboards with hanging rail and cabinets over.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending 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.

## 83 Lichfield Avenue, Tupsley, Hereford, HR1 2RL

### Bathroom

2.49m (8'2") x 2.13m (7')

With coloured suite comprising bath, low level WC and wash basin. Part tiled surrounds, coved ceiling and radiator. Positioned over the bath there is a thermostatically controlled shower unit and there is also a linen cupboard with fitted shelves.



### OUTSIDE:

There is a pair of gates which open to a driveway, which provides access to the INTEGRAL GARAGE (17' by 8'3") which has a pair of wooden doors to the front, personnel door and power and light points.

### Gardens

The property has a pedestrian gate which opens to a wide pathway which leads to the entrance door, which is situated to the side of the residence. The front garden area comprises a rectangular lawn with deep beds and borders behind a low brick wall and to the rear there is a level lawned garden area with patio, deep borders and two fruit trees. From the initial garden area there is a short flight of steps to a banked garden area, beyond which there is a timber fence between concrete posts. There is a brick built garden/tool store (8'1" by 5'5").



### COUNCIL TAX BAND E

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 along St Owen Street and follow through into Ledbury Road. Continue to and take the right hand turn into Lichfield Avenue. Proceed to its summit and just after the corner the property will be denoted on the left hand side.

## **83 Lichfield Avenue, Tupsley, Hereford, HR1 2RL**

### **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).

**25th May 2026**

ID42810

## 83 Lichfield Avenue, Tupsley, Hereford, HR1 2RL

### 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.