



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



38 Highgrove Bank, Tupsley, Hereford, HR1 2TA

Located in a cul de sac about half a mile east of the city centre, a two bedroom end of terrace bungalow with central heating, double glazing, driveway and rear garden.

£200,000 (Freehold)

38 Highgrove Bank, Tupsley, Hereford, HR1 2TA

LOCATION

Highgrove Bank is a residential cul de sac located immediately off Ledbury Road and to the east of central Hereford. Hereford's central facilities and amenities are to hand, there are local facilities available and Hereford also has bus and railway stations.

DESCRIPTION

38 Highgrove Bank is located in a residential cul de sac and comprises a bungalow residence which is centrally heated and double glazed. The accommodation, which would benefit from some refitting, includes hall, living room, kitchen, two bedrooms and a bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR ONLY:

With double glazed entrance porch leading to the;

Entrance Hall

With mat well, laminated flooring, panelled radiator, door to the living room, kitchen, storage cupboard and access to the inner hallway.

Living Room

5.97m (19'7) x 3.07m (10'1) (maximum)

With front aspect double glazed window, wall mounted gas fire, TV point, two panelled radiators, smoke alarm and rear aspect double glazed patio door.



Kitchen

2.36m (7'9) x 2.34m (7'8)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splashbacks and base units under with matching wall units. Wall mounted gas central heating boiler and space for cooker.



Inner Hallway

With doors to bedrooms and bathroom.

Bedroom 1

3.15m (10'4) x 2.97m (9'9)

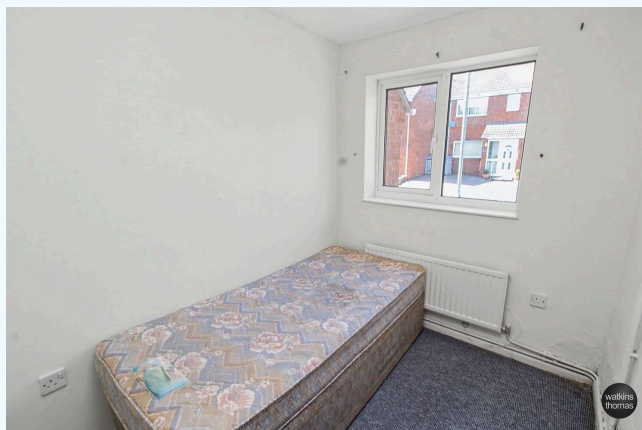
With rear aspect double glazed window and panelled radiator.

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Bedroom 2

2.67m (8'9) x 1.98m (6'6)

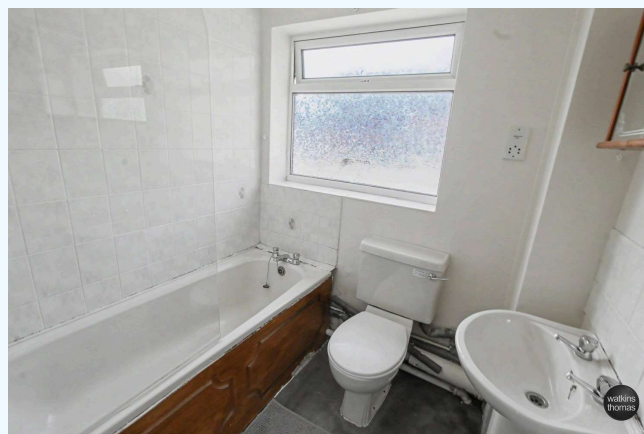
With front aspect double glazed window and panelled radiator.



Bathroom

1.93m (6'4) x 1.73m (5'8)

With front aspect double glazed window, suite comprising panel enclosed bath, electric shower, low flush WC, pedestal mounted wash hand basin, shaver point and panelled radiator.



OUTSIDE:

To the front of the property is a block paviour driveway with gravelled area and access to the front door. To the immediate rear is a patio leading to the main garden which is laid to lawn. It also has various shrub borders and is enclosed by fencing to provide a degree of privacy.



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.

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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 for the length of St Owen Street and follow through into Ledbury Road. Continue along Ledbury Road and take the left hand turn just after the Rose Gardens into Highgrove Bank. Enter the first cul de sac on the right and Number 38 will be identified 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.

17th June 2026

ID43209

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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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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.

