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23 Seaton Avenue, Tupsley, Hereford, HR1 1NP

Extensively improved and presented in a modern contemporary style, an exceptional home which is centrally heated and double glazed. Good parking to the front and feature garden area to the rear, created for and ideal for entertaining.

£280,000 (Freehold)

23 Seaton Avenue, Tupsley, Hereford, HR1 1NP

LOCATION

Seaton Avenue is set in the Tupsley residential district, which lies to the north east of the city centre. In the general locality, there are an extensive range of facilities and amenities, including educational establishments, for which the area is sought, higher educational establishments are available nearby in Folly Lane and Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION

23 Seaton Avenue is an end of terrace house which has been the subject of an extensive schedule of refitting and upgrading works, which have resulted in the provision of an exceptional home, which is centrally heated and double glazed. The property has an enclosed porch which opens to a hallway with stairway off and a door leads through to the open plan living room, comprising sitting and dining area, off which is the large L-shaped kitchen. On the first floor there are three bedrooms, a bathroom and separate WC. The property has parking to the front and at the rear there is a bespoke covered seating area with decked section and with a decked pathway which continues around the garden to a further seating area. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Enclosed Entrance Porch

3.73m (12'3) x .91m (3')

With sunken ceiling lights, double glazed window to the front and approached through a composite door with double glazed upper panel, double glazed window to the side and with a feature composite door with adjacent windows to;

Reception Hall

3.25m (10'8) x 1.78m (5'10)

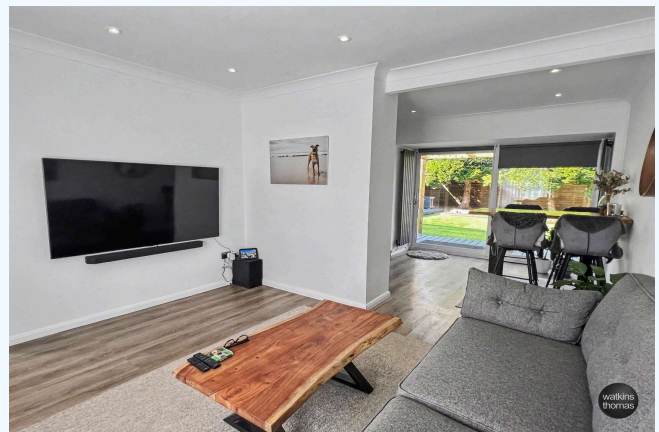
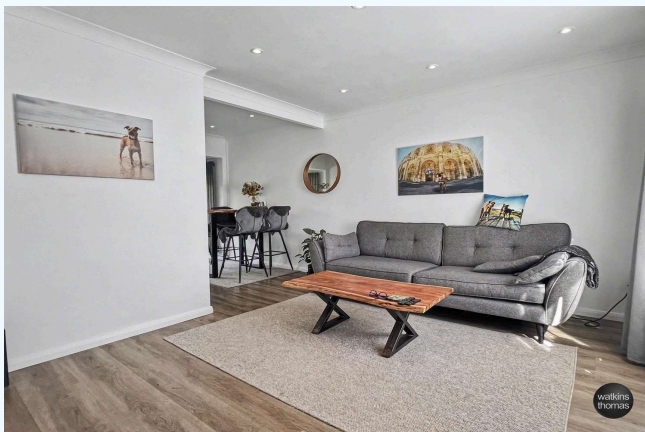
With stairway off, feature timber slats, contemporary style radiator and tile effect flooring. Sunken ceiling lights and door to the open plan living room which in parts comprises;



Sitting Area

3.56m (11'8) x 3.05m (10')

With sunken ceiling lights, coving, deep double glazed window to the front, contemporary style radiator and woodgrain effect flooring, which continues through a 6' 2 wide opening to the;



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Dining Area

3.05m (10') x 2.82m (9'3)

With a double glazed sliding patio door opening to and overlooking the rear garden, sunken ceiling lights, coving, two contemporary style radiators and with dimmer light switches. Door to;



L-shaped Kitchen

4.45m (14'7) x 2.18m (7'2) (17' 10 maximum)

With sunken ceiling lights, double glazed window to the rear, double glazed door to the rear and with an extensive range of soft close base cupboards with working surface over, upstands and window sill and with space for a washing machine, built in dishwasher, Samsung four ring hob with cooker hood over, built in bin unit and with a double eye level electric oven, together with built in fridge and freezer units. Contemporary style radiator and tile effect flooring.



ON THE FIRST FLOOR:

Landing

With contemporary style doors to the shower room, cloakroom, bedrooms and the;

Boiler Cupboard

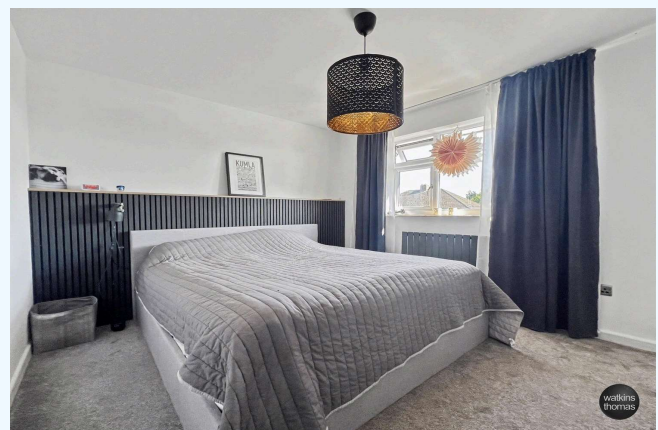
.81m (2'8) x .76m (2'6)

In which is housed the wall mounted gas fired boiler, which provides central heating and domestic hot water.

Bedroom 1

3.58m (11'9) x 3.12m (10'3)

With a double glazed window to the front with wooden sill, contemporary style radiator and fitted bed surround with a shelf over. Door to deep over stair cupboard with hanging rail and storage shelving.



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Bedroom 2

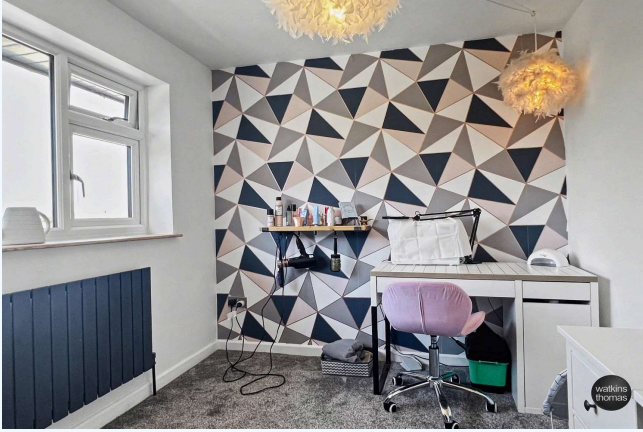
3.66m (12') x 2.69m (8'10)

With a double glazed window to the front, timber work to one wall and door to over stair cupboard with hanging rail. Contemporary style radiator.

Bedroom 3

2.67m (8'9) x 2.29m (7'6)

With a double glazed window to the rear and recess cupboard with hanging rail. Contemporary style radiator.



Shower Room

1.7m (5'7) x 1.6m (5'3)

With shower cubicle with shower boarded walls and a thermostatically controlled shower unit and contemporary style wash bowl with mixer tap and cupboards below with wooden surface. Double glazed window, tile effect flooring and ladder type radiator. Extractor unit and sunken ceiling lights.

Separate WC

1.27m (4'2) x .79m (2'7)

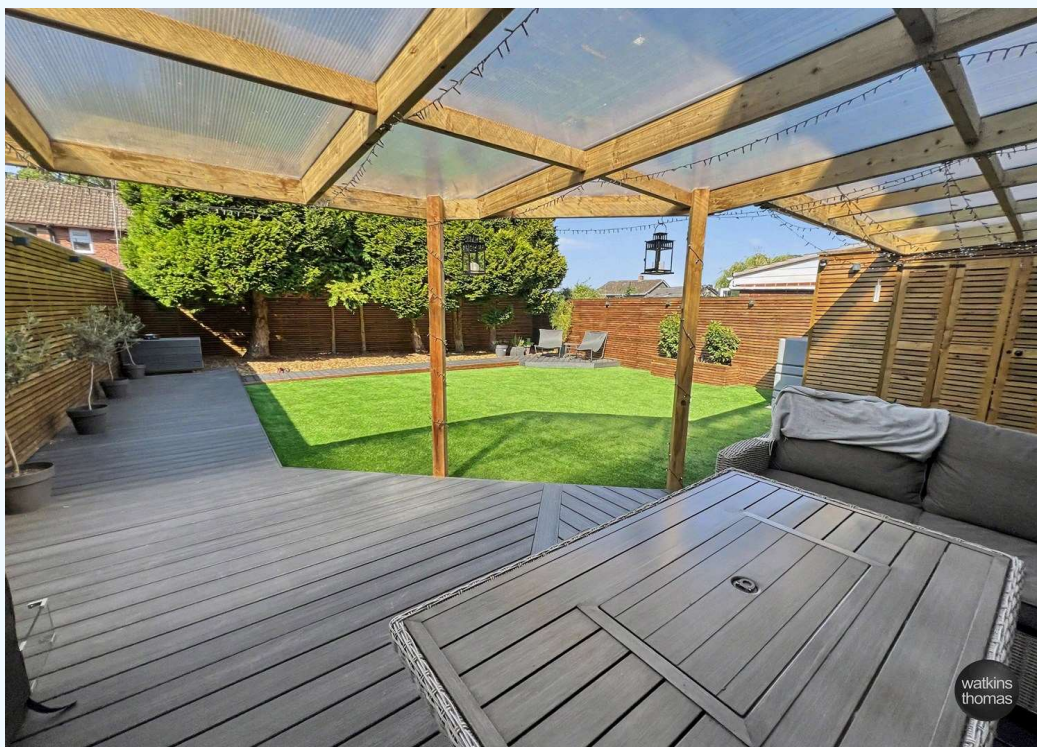
With tiled walls to dado height and low level WC, together with corner wash basin. Double glazed window, wooden sill and sunken ceiling light.



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OUTSIDE:

The rear garden is approximately 46' long and is provided for ease of maintenance and includes a composite decked area with an expanse polycarbonate roofing over. There is a decked walkway to a shaped seating area and boundaries are formed in attractive panelling. Along the rear there are numerous mature evergreens and within the rear garden there is a bin store.



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.

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 along St Owen Street and follow through into Ledbury Road. Continue to Tupsley cross and then turn left into Mount Crescent. Take the right hand turn into Seaton Avenue, where number 23 will be identified 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.

20 July 2026

ID43437

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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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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

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.