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6 Winchester Avenue, Tupsley, Hereford, HR1 1QJ

Set in the favoured Tupsley district near to amenities north east to the city centre, a substantial three reception room/four bedroom detached house, which offers versatile accommodation, a south facing garden and double garage.

£450,000 (Freehold)

6 Winchester Avenue, Tupsley, Hereford, HR1 1QJ

LOCATION

Winchester Avenue is located in the Tupsley district and lies between Ledbury Road and Church Road. In the locality there are a range of amenities, including schools for which the area is favoured. Higher educational establishments are available in Folly Lane and other local amenities include a shop, Church and public house. The quarry is nearby and is popular for its amenity value. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. The property lies about one and a half miles north east of the centre.

DESCRIPTION

6 Winchester Avenue is a substantial detached house, which offers a versatile level of accommodation, to include three reception rooms, potentially two kitchens with four bedrooms at first floor level. With central heating, the accommodation in more detail comprises;

ON THE GROUND FLOOR:

Entrance Porch

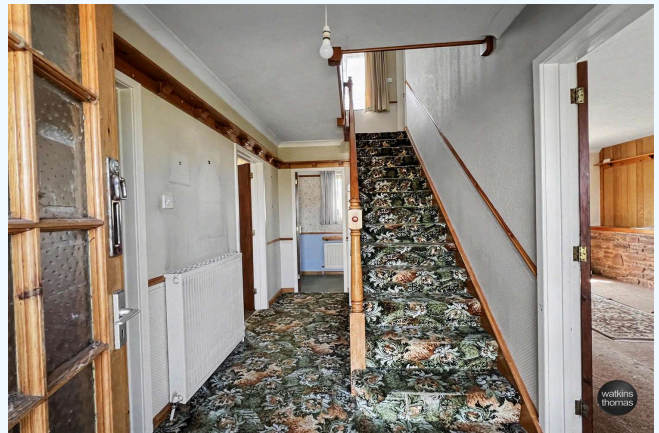
1.78m (5'10") x .71m (2'4")

Part with quarry tiled floor and with multi pane door with adjacent glazed panels to;

Reception Hall

4.32m (14'2") x 1.91m (6'3") (including stairwell)

Coved ceiling, delph rail, radiator, wall mounted thermostat, door to under stair store cupboard and with doors to dining room, family living room and the sitting room. Door to;



Cloakroom

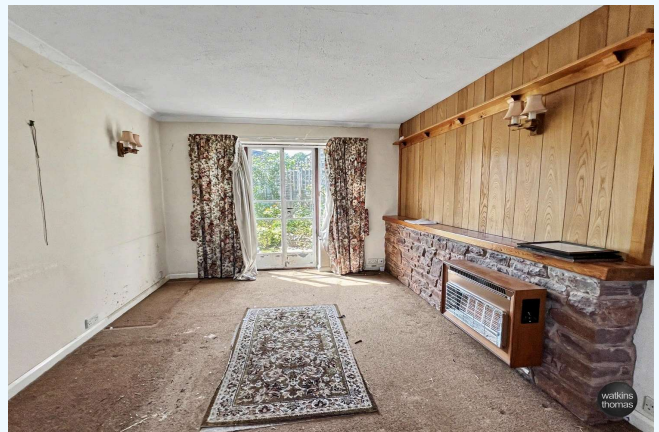
1.91m (6'3") x 1.19m (3'11")

With low level WC and wash basin. Radiator and secondary glazed window.

Sitting Room

4.88m (16') x 3.35m (11')

With a window to the front and a pair of french doors to the rear, radiator and gas fire.



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Dining Room

3.66m (12') x 3.3m (10'10)

With a window to the rear, coved ceiling and radiator. Door to;



Kitchen 1

3.48m (11'5) x 2.49m (8'2)

With a secondary glazed window to the rear and fitted wood fronted base cupboards with working surface over, tiled surrounds and eye level cabinets, together with a one and a half bowl sink unit with drainer, gas hob and double oven. Radiator, quarry tiled floor and door to side passage.



Living Room

4.11m (13'6) x 3.28m (10'9)

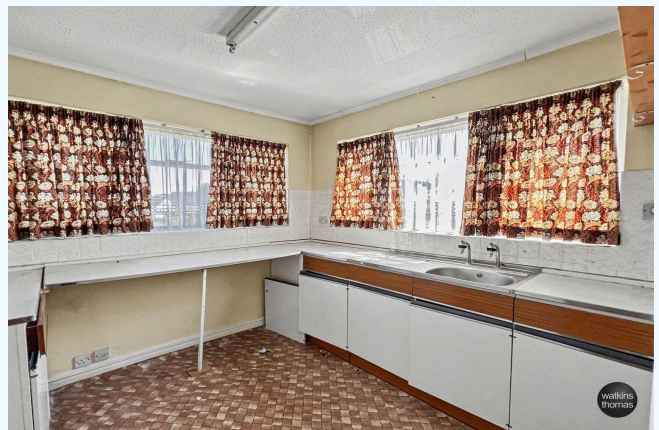
With a window to the front, coved ceiling, feature wood flooring and radiator. Door to lobby with doors to a second cloakroom and;



Kitchen/Utility Room

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

With windows to two aspects, base cupboards with working surface over and a single drainer sink unit. Radiator.



Cloakroom 2

1.7m (5'7) x 1.22m (4')

With suite comprising low level WC and wash basin. Radiator.

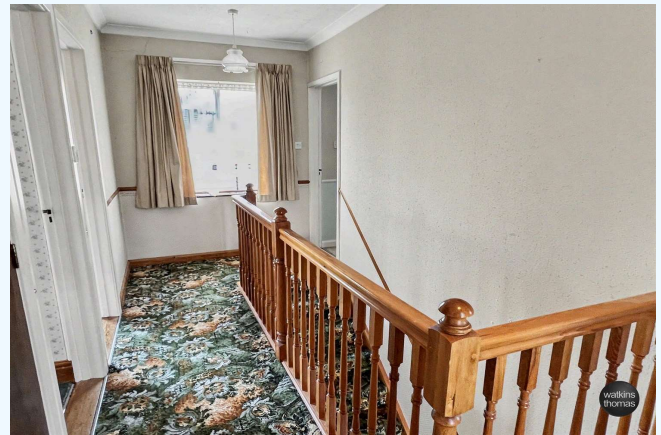
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ON THE FIRST FLOOR:

Landing

4.9m (16'1) x 1.91m (6'3) (including stairwell)

With access hatch to loft space, windows to the front and rear, doors to the bedrooms, bathroom and the airing cupboard with insulated hot water cylinder.



Bedroom 1

4.09m (13'5) x 3.3m (10'10)

With a window to the front, radiator and wardrobe cupboards, together with a wash basin. Coved ceiling and wall light points.

Bedroom 2

3.33m (10'11) x 2.84m (9'4)

With a window to the front, coved ceiling and radiator.



Bedroom 3

3.3m (10'10) x 1.98m (6'6)

With a window to the rear, coved ceiling and radiator.

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Bedroom 4

3.38m (11'1) x 1.96m (6'5)

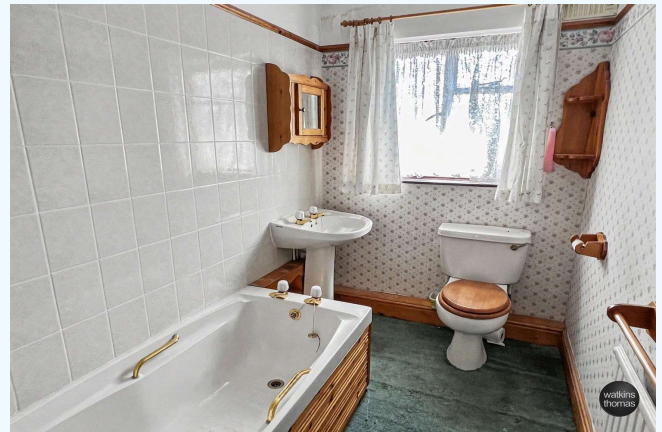
With a window to the rear, coved ceiling and radiator.



Bathroom

2.62m (8'7) x 1.6m (5'3) (plus door recess)

With suite comprising bath with shower over, pedestal wash basin and low level WC. Part tiled walls, coved ceiling and radiator.



OUTSIDE:

The property has the benefit of a block paved driveway, which runs to the attached DOUBLE GARAGE (16' by 6' 3), which has a twin up and over door to the front, windows to the rear and a wall mounted gas fired boiler. A door opens to a covered side passageway (11' 7 by 3' 5), which runs from the back to the front of the property.

Gardens

To the front of the property, there is a garden area with sections of paved pathway, lawn and deep well stocked beds and borders. There is also a cider stone and press. To the right hand side of the residence, there is a side garden, which comprises an hexagonal flower bed with pathway running around and further deep well stocked borders, together with trees including a holly and hydrangeas. There is also a garden store and a gateway from here opens to the rear garden. The rear garden enjoys a southerly aspect and has a paved patio area and stoned pathways run through planted beds and borders.



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COUNCIL TAX BAND D

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 along Ledbury Road, over the traffic lights, and then take the second right hand turn into Winchester Avenue where Number 6 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.

11 August 2026

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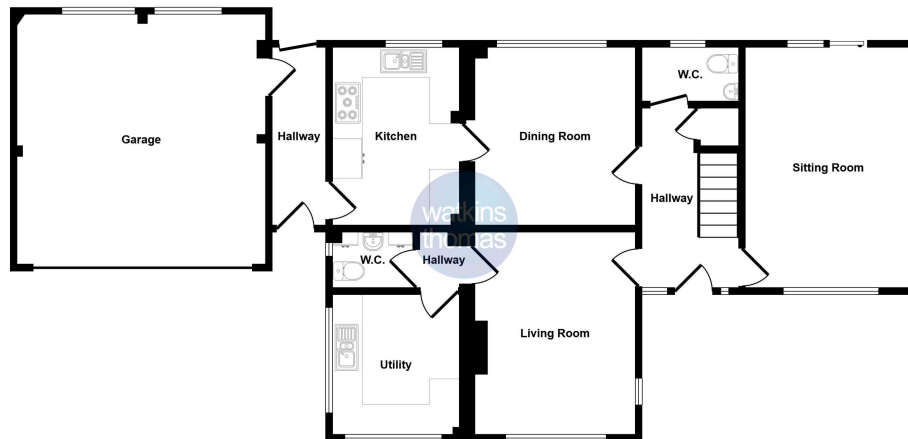
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ENERGY PERFORMANCE CERTIFICATE

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.



Ground Floor
Approx 106 sq m / 1136 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 53 sq m / 573 sq ft

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