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21 Pilley Road, Tupsley, Hereford, HR1 1NA

Quietly tucked away and with a south facing garden, a very well proportioned mature semi detached home, which has two reception rooms, a conservatory and three good sized bedrooms.

£330,000 (Freehold)

21 Pilley Road, Tupsley, Hereford, HR1 1NA

LOCATION

Pilley Road is located between Ledbury Road and Folly Lane, within the Tupsley district and about one mile north east of central Hereford. In the locality, there are primary, secondary and higher education establishments and a range of amenities. Hereford as a whole offers a wide variety of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION

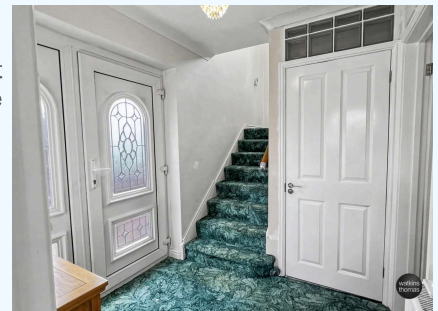
21 Pilley Road is an established semi detached home, which is substantial and has the benefit of a gas fire central heating system and replacement double glazed windows. The house is generally well presented, rooms are of generous proportions and of note is the overall size of the bedrooms. The property has a driveway to a garage, a conservatory and a covered seating area has been added at the rear of the garage. The garden enjoys a southerly aspect. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Hall

2.03m (6'8) x 1.88m (6'2)

Approached through a double glazed door with feature leaded light and adjacent window, return stairway off, coved ceiling, radiator and bevelled glass door to the sitting room, door to the kitchen with leaded upper panels and door to;



Cloakroom

1.07m (3'6) x .86m (2'10)

With low level WC and wash basin with cupboard below and mixer tap. Part tiled walls and radiator, tiled floor.

Sitting Room

4.27m (14') x 4.27m (14')

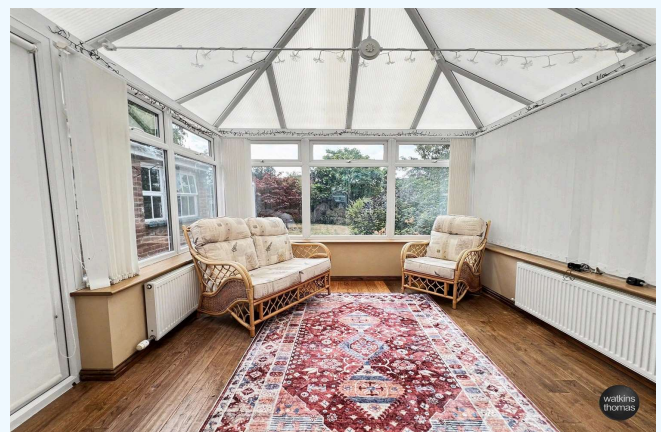
With coved ceiling, attractive fire surround and hearth with fitted gas fire, wall light points and with a pair of glazed panel doors to the dining room and a pair of double glazed french doors to the;



Conservatory

3.73m (12'3) x 3.05m (10')

With double glazed elevations off a brick base with triplex roof over. Attractive wood flooring, two radiators and with a pair of double glazed french doors to the side. The conservatory enjoys the outlook across the rear garden.



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Dining Room

3.43m (11'3) x 2.64m (8'8)

With a double glazed window to the front, coved ceiling and radiator. Doorway to;



Kitchen

2.62m (8'7) x 2.64m (8'8)

With a double glazed window to the front, sunken ceiling lights and having fitted base cupboards with working surface over, tiled surrounds and matching eye level cabinets, including display ends. One and a half bowl sink unit with drainer and mixer tap, recess with plumbing for washing machine, recess with plumbing for slimline dishwasher, space for cooker with a hood over. Radiator.



ON THE FIRST FLOOR:

Landing

Approached over a return stairway with a leaded and double glazed coloured glass window, coving to ceiling, access hatch with ladder to loft space. Radiator and with panel style doors to;

Bedroom 1

3.48m (11'5) x 3.3m (10'10)

With coved ceiling, radiator and a pair of sliding doors to a wardrobe area with hanging rails, storage shelving and drawer units.

Bedroom 2

3.33m (10'11) x 2.69m (8'10)

With a double glazed window to the front, coved ceiling, radiator and boiler cupboard in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water.



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Bedroom 3

3.68m (12'1) x 2.51m (8'3)

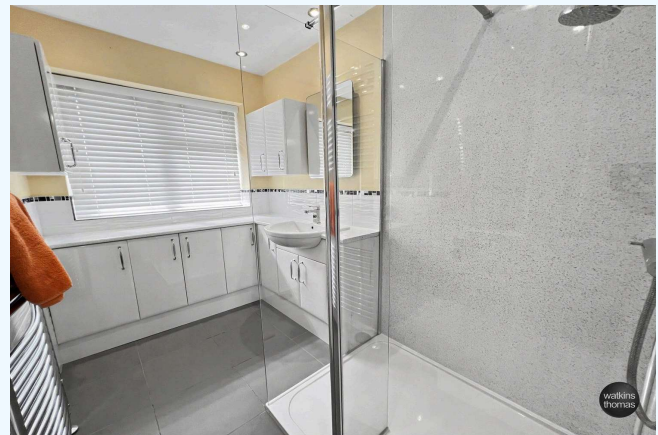
With a double glazed window overlooking the rear garden. Coved ceiling, radiator and door to shelved cupboard.



Shower Room

2.64m (8'8) x 1.65m (5'5)

Attractively appointed and with sunken ceiling lights, shower boarding to the shower area walls with thermostatically controlled shower unit and screen doors. Vanity wash basin with mixer tap and fitted cupboards with display surfaces over, part rippled tiling to walls, ceramic floor tiles, radiator and double glazed window.



Separate WC

1.27m (4'2) x .84m (2'9)

With wall hung WC and radiator. Part ripple tiling to walls, ceramic floor tiles and double glazed window.

Driveway & Garage

The property has the benefit of a concrete driveway, which leads to the side of the property and an area of block paving, beyond which there is a GARAGE (21' 2 by 7' 6, widening to 11' 9) and which has an up and over door, window to the side, personnel door and power point.

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Gardens

At the front of the property there is a lawned garden area with border behind a low brick wall with ironwork over. To the rear, which can be approached from the conservatory or the garage, there is a 13' 2 by 8' 11 covered seating area with triplex roof over and paving stone floor, together with three metal pillars. The remainder of the garden area is given over to lawn with deep borders and an ornamental tree. The rear garden enjoys an enviable southerly aspect.



COUNCIL TAX BAND C

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.

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DIRECTIONAL NOTE

From central Hereford, proceed east along St Owen Street and enter Ledbury Road. Continue along Ledbury Road and take the left hand turn just before Tupsley cross into Pilley Road. Take the left turn and in the corner of the close, Number 21 will be identified.

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.

30 July 2026

ID43116

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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.