

69 Seaton Avenue, Tupsley, Hereford, HR1 1NP

Sunderlands
Residential Rural Commercial

Sunderlands
Residential Rural Commercial

69 Seaton Avenue
Tupsley
Hereford
HR1 1NP

Summary of Features

- Three bedrooms
- Semi-detached
- Sought after residential location
- Parking and garage
- Opportunity to modernise
- No onward chain

Asking Price £295,000

Located in the sought-after Tupsley area of Hereford, this three-bedroom semi-detached home offers excellent potential for modernisation. The property features a comfortable reception room, practical accommodation, driveway parking for vehicles and a useful garage. Outside, there is a good-sized rear garden, while the property is conveniently positioned for local amenities, schools and parks. Offered with no onward chain, it presents an ideal opportunity for families, first-time buyers or investors looking to create a home to their own taste.

Location

The property occupies a pleasant position north-east of central Hereford. A variety of amenities are on hand to include public house, shop, chip shop and hairdressers all within walking distance. The property is also situated near to Hampton Dene and St Paul's Primary Schools and Bishops High School. The city centre stands just 1 mile away, boasting a vast array of shops, bars, restaurants and facilities including County Hospital and train station.

Accommodation

The property is approached via a porch into the entrance hall, with stairs rising to the first floor and doors leading to the principal ground-floor accommodation. The kitchen is fitted with a range of traditional wall and base units with contrasting work surfaces, incorporating a stainless-steel sink and drainer. Windows overlook the rear garden and provide good natural light. Off the kitchen is a rear entrance area, providing useful additional access to the outside, together with a storage cupboard and internal access to the garage. A particularly generous open-plan living and dining room provides excellent everyday living and entertaining space, featuring wood-effect flooring, a decorative fireplace with surround and useful recessed shelving. A large bay window provides plenty of natural light, while sliding glazed doors to the rear open into the conservatory. The conservatory provides a further versatile reception space, with glazing to three sides enjoying views across the garden and French doors providing direct access outside.

From the entrance hall, stairs rise to the first-floor landing, which benefits from natural light and provides access to the bedrooms and bathroom accommodation. The principal bedroom is a particularly generous double room, featuring an extensive range of fitted wardrobes with a combination of mirrored and panelled doors, together with matching fitted storage and shelving. A wide window provides plenty of natural light and an outlook to the front. There are two further bedrooms, including a well-proportioned double bedroom with a pleasant outlook over the rear garden, and an additional bedroom with distinctive feature wallpaper, suitable for use as a bedroom, nursery or home office. The bathroom is fitted with a panelled bath with shower over and a pedestal wash hand basin, complemented by tiled surrounds and a window providing natural light. Alongside is a separate WC, providing a practical arrangement for family living.

Outside

To the front, the property is approached via a generous driveway providing ample off-road parking and access to the attached single garage. Mature hedging provides a good degree of screening, with a pathway leading to the main entrance. To the rear is a particularly good-sized, enclosed garden, predominantly laid to lawn with established planted borders. A paved patio adjoins the property, offering space for outdoor seating and entertaining, with pathways extending around the garden.

Services

We understand all mains services are connected to the property.

Tenure

Freehold

Directions

Proceed east out of Hereford along Ledbury Road, continuing straight over the roundabout by the Rose & Crown public house. At the next set of traffic lights, continue along Ledbury Road and take the second left hand turn onto Seaton Avenue. The property can be found a short distance along on the right-hand side.



















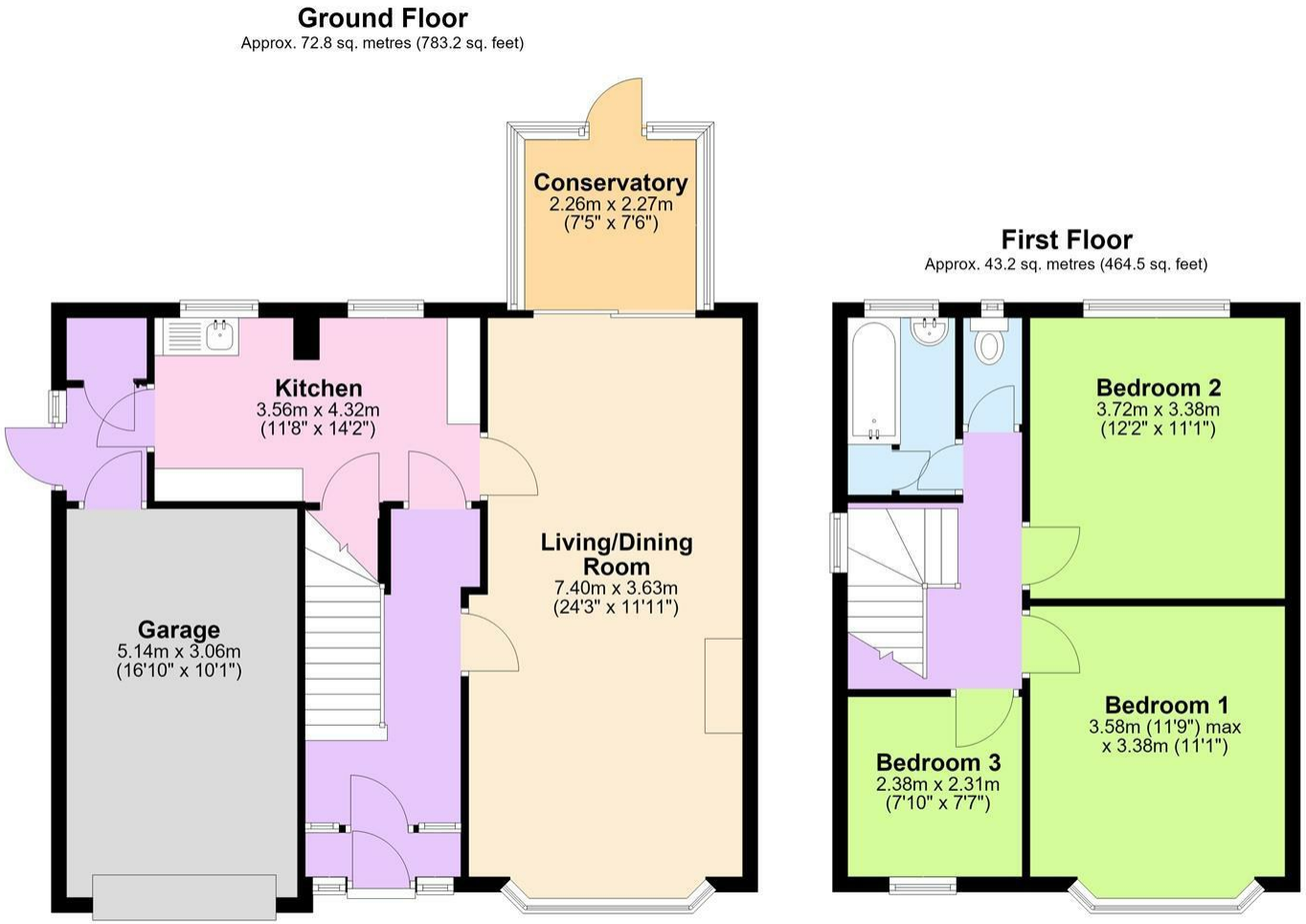
Anti money laundering

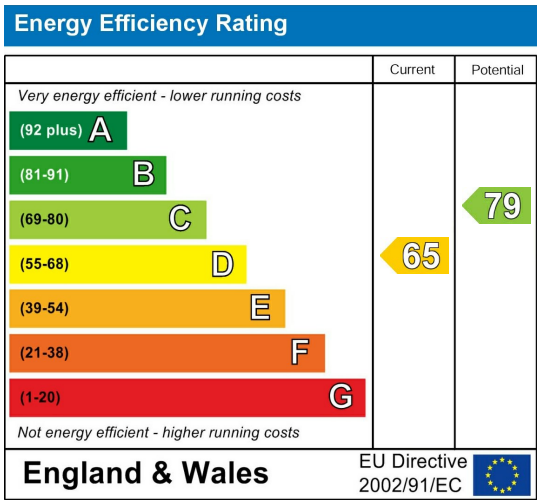
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Sunderlands

Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email:
hereford@sunderlands.co.uk

Hay-on-Wye Branch
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk





None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.