

74 Prospect Walk, Hereford, HR1 1PD

Sunderlands
Residential Rural Commercial

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Summary of Features

- Mid terrace property
- Three bedrooms
- Updated throughout
- Kitchen/diner
- Low-maintenance gardens
- Parking for two vehicles

Asking Price £240,000

Situated within the sought-after residential area of Tupsley, Hereford, this beautifully renovated three-bedroom mid-terrace property offers stylish, modern accommodation, ideal for families and first-time buyers alike. The property has been thoughtfully updated throughout, featuring a contemporary kitchen/diner, spacious living room, modern bathroom and three generously proportioned bedrooms. Externally, the property benefits from a low-maintenance rear garden and off-road parking for two vehicles. Conveniently located for local amenities, schools and Hereford city centre, this attractive home presents an excellent opportunity to purchase a recently modernised property in a popular residential location.

Location

The property is situated to the north-east of Hereford, within the well-established and sought-after Tupsley district. The area benefits from a range of local amenities, together with a selection of well-regarded primary and secondary schools in close proximity. Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities, along with a choice of further education options including Hereford Sixth Form College and Herefordshire and Ludlow College. The city also provides convenient access to both bus and railway stations.

Accommodation

The property is entered via a welcoming entrance hall, with stairs rising to the first floor and doors leading to the living room and kitchen/diner. The spacious living room enjoys a large front aspect window, allowing plenty of natural light, with a central log-burning stove creating an attractive focal point and ample space for comfortable seating and larger furniture. A door leads through to the stylish, recently fitted kitchen/diner, featuring a modern range of wall and base units with integrated appliances including an induction hob with extractor above, oven, microwave, dishwasher and washing machine. A sink and drainer unit is positioned beneath a rear aspect window, whilst a door provides direct access to the rear garden. There is ample space for a dining table and chairs, together with an additional area suitable for a home office desk. Stairs rise to the first floor landing, which provides access to all three bedrooms, the family bathroom and an airing cupboard housing the boiler. The newly fitted bathroom features a contemporary suite comprising a panelled bath with shower over, low-level WC and wash hand basin. Bedrooms one and two are both generously proportioned double rooms, each benefiting from built-in wardrobes or storage cupboards and windows overlooking the front and rear respectively. Bedroom three is a good-sized single room with a front aspect window, offering flexibility as a child's bedroom, nursery or home office.

Outside

The property benefits from low-maintenance gardens to both the front and rear. The front garden is enclosed by fencing, predominantly laid to lawn with a pathway leading to the entrance. To the rear, the enclosed garden is laid to decking, providing an ideal space for outdoor seating and entertaining. Steps lead down to two allocated parking spaces.

Services

Mains, gas, electricity, drainage and water are connected.

Tenure

Freehold

Council tax

Herefordshire council tax band - B

Directions

From central Hereford proceed along Commercial Road and up Aylestone Hill. At the roundabout take the second exit into Folly Lane and at the traffic lights turn left into Whittern Way. Proceed along Whittern Way, take the left hand turn into Grandison Rise and take the second left hand turn into a car park. Number 74 is positioned in the far left hand corner. Alternatively, proceed along Whittern Way, take the left hand turn into Garnstone Rise, proceed to its summit and Number 74 will be identified across the green and denoted by the agents 'For Sale' board.




MONACO
8 AOUT 1937




MONACO
8 AOUT 1937

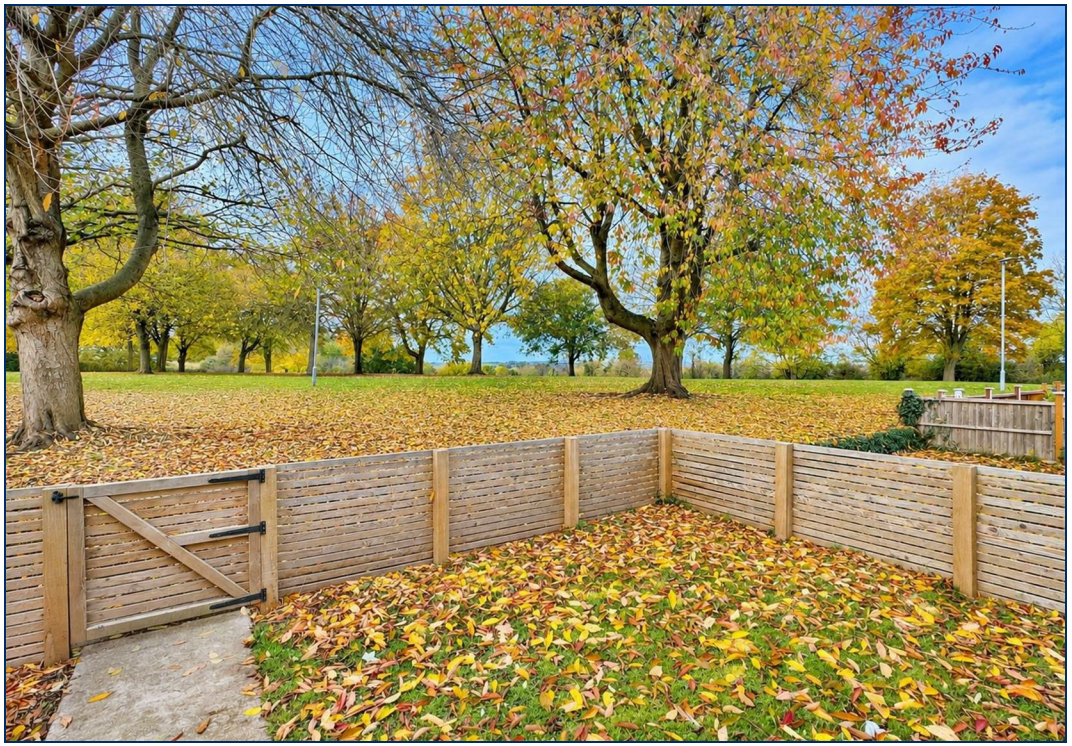



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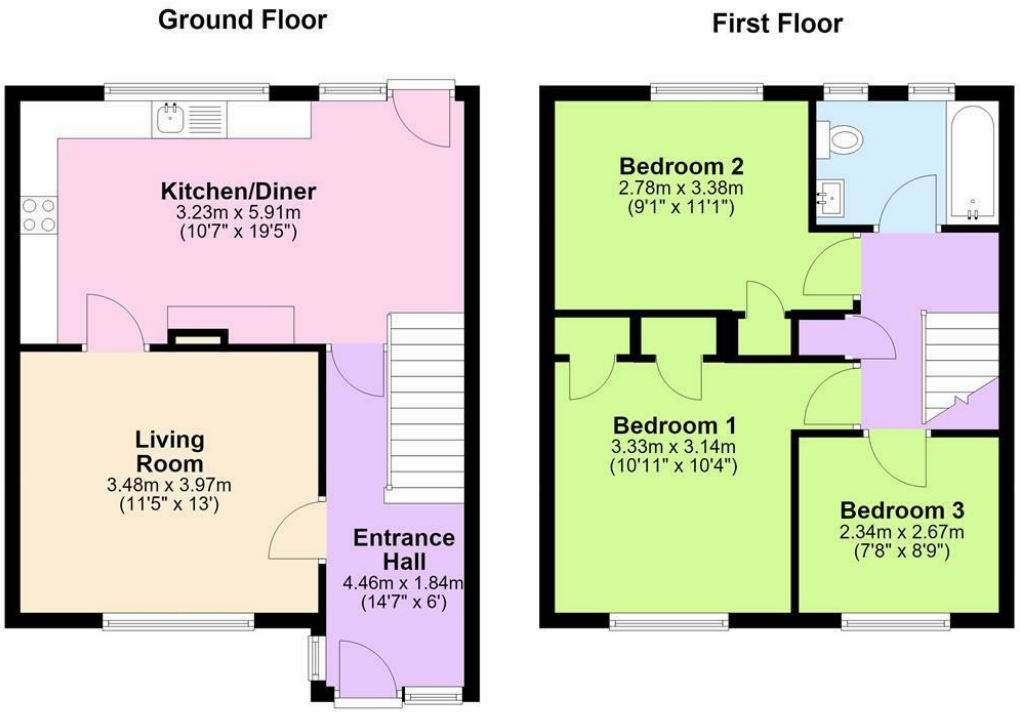
Anti-money laundering

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.

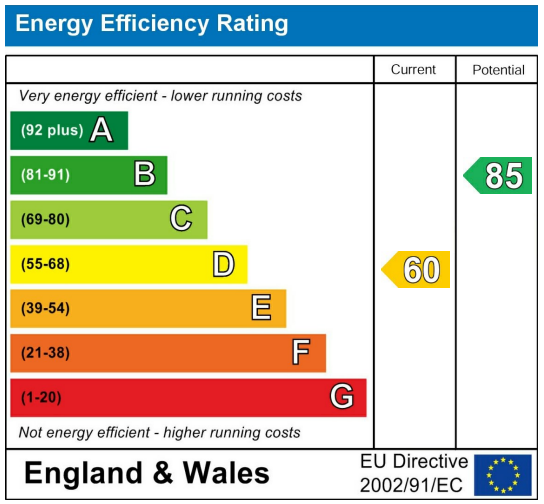
Sunderlands

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



Total area: approx. 82.1 sq. metres (883.7 sq. feet)



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.