



2 Carroll Avenue, Hereford, HR4 0QW

Asking Price £289,995





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### NO CHAIN

Trivett Hicks is pleased to offer this well presented three bedroom semi detached home for sale. The property has Worcester Bosch central heating, double brick paved driveway and landscaped rear garden.

The property is located within the popular residential area of Kings Acre to the north west of Hereford City. The locality enjoys a number of local amenities including, garage, schools and a bus service to the city centre to name but a few.

The property comprises in more detail double glazed entrance porch, entrance hall, living room, dining room, conservatory, fitted kitchen all to the ground floor. To the first floor three bedrooms, two being double and a shower room.

Outside to the front brick paved double driveway provides off road parking for at least two cars, which leads to garage. To the rear being particularly private landscaped garden comprising paved patio, decking area ideal for a garden table & chairs. Lawn area, to the far right hand side brick built feature pond. Pathway then gives access up to the garden store and garage.

### FULL DETAILS

#### ENTRANCE HALL

Obscure double glazed windows to the front and side aspect, radiator, power points, stairs to the first floor, double glazed obscure door to:

#### LIVING ROOM 13'8" x 11'6" (4.17m x 3.53m )

Double glazed window to the front aspect, radiator, TV point, power points, coved ceiling, electric fire with feature wood surround and marble hearth, opening to:

#### DINING ROOM 11'8" x 9'8" (3.57m x 2.96m )

Radiator, power points, double glazed sliding doors to the conservatory.

#### FITTED KITCHEN 11'8" x 7'3" (3.57m x 2.23m )

Fitted with a matching range of base and eye level units, sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge, slimline dishwasher and automatic washing machine, fitted electric fan assisted oven, four ring ceramic hob with pull out extractor hood over, double glazed window to the side aspect, vinyl flooring, power points, ceiling spotlights and double glazed obscure door to the rear garden.

#### CONSERVATORY 9'3" x 7'6" (2.84m x 2.29m )

Obscure double glazed windows to the side and rear aspect, double glazed door to the rear garden.

#### FROM ENTRANCE HALL STAIRS LEAD TO THE FIRST FLOOR

#### LANDING

Double glazed window to the side aspect, power point, access to the roof space, door to:







**MASTER BEDROOM** 13'8" max x 8'1" (4.18m max x 2.47m )  
Double glazed window to the front aspect, radiator, three fitted double wardrobes, additional storage cupboard and power points.

**BEDROOM 2** 11'10" (3.61m )  
Double glazed window to the rear aspect, radiator, TV point and power points.

**BEDROOM 3** 10'4" max x 7'2" (3.16m max x 2.19m )  
Double glazed window to the front aspect, power points, radiator, built in cupboard over the stairs with double doors.

**SHOWER ROOM**  
Fitted with three piece comprising shower enclosure with fitted Aqualisa power shower with fixed glass screen, wash hand basin with mixer tap in vanity unit with cupboards and drawers under, fully tiled walls, low-level WC, white heated towel rail, extractor fan, obscure double glazed window to rear aspect, ceramic tiled flooring and ceiling spotlights.



**OUTSIDE**  
The property is approached by brick paved driveway providing off road parking for two cars, which leads to garage 5.74m x 2.47m. The garage has up and over door with power points and lighting. The front garden is laid to lawn bordered to the front by rose beds, to the left hand side mature hedgerow, to the right low retaining brick wall. The rear garden is tastefully landscaped comprising lawn, various flower beds, brick paved patio area, raised decking seating area and feature pond. Paved pathway gives access to the storage shed, having power points and personal door which gives access to the garage from the rear. To the far right hand side of the rear garden sits raised feature brick pond. The garden is fully enclosed by wooden panelled fencing and has a feel of being very private.

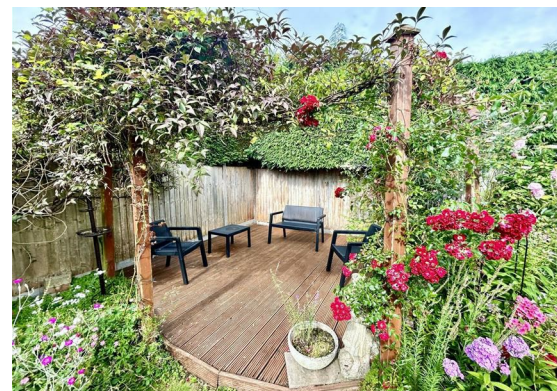
**DIRECTIONS**  
From the roundabout (Monument Public House) leave Hereford on the Kings Acre Road A438, then take the fourth left into Stretton Close. Proceed along Stretton Close which then leads into Carroll Avenue. The property will be seen after a short distance on the right hand side.

**COUNCIL TAX**  
Band C £2050.97 2024/2025 (A reduction may be applicable for single occupancy).

**MONEY LAUNDERING REGULATIONS**  
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

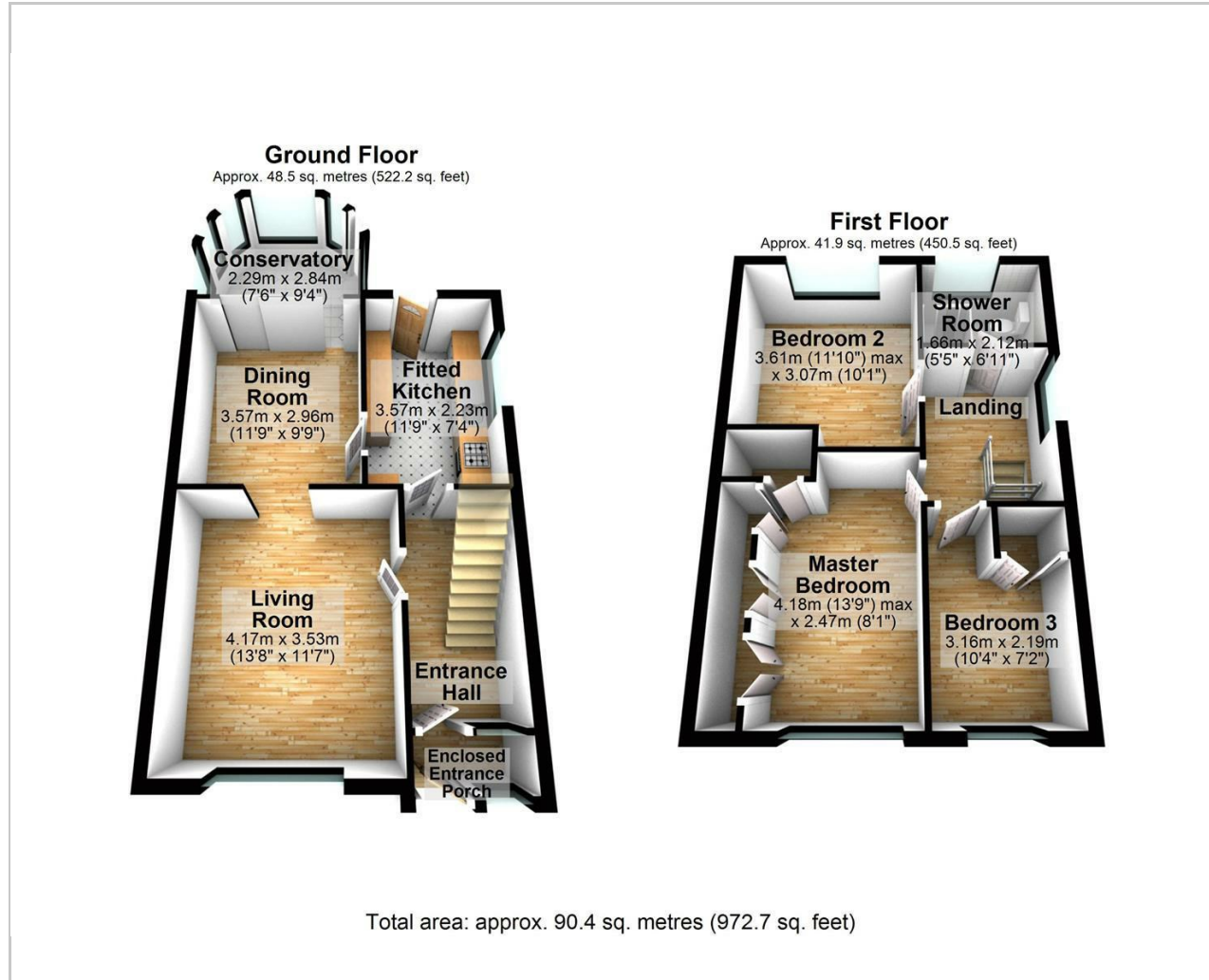
**TENURE**  
Freehold

**N.B.**  
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

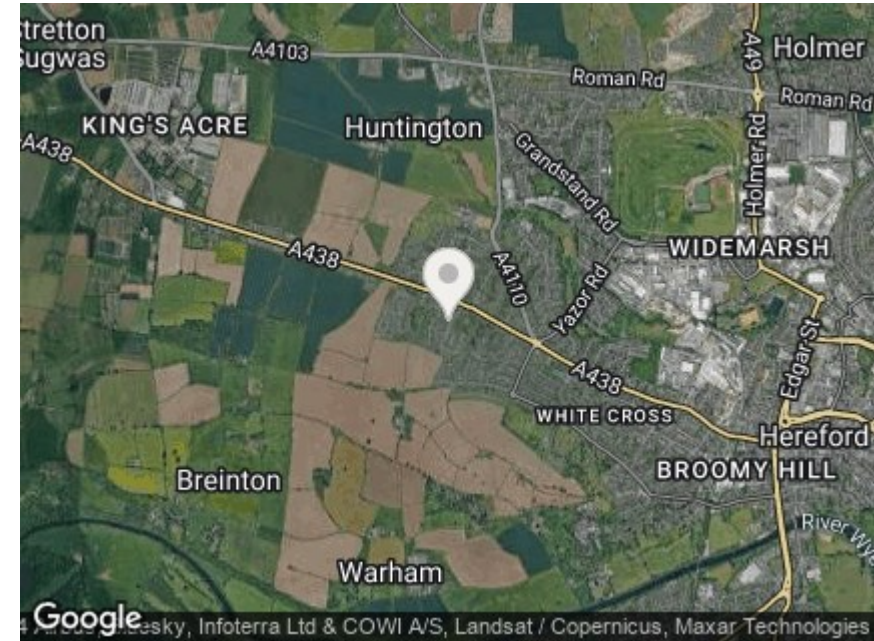




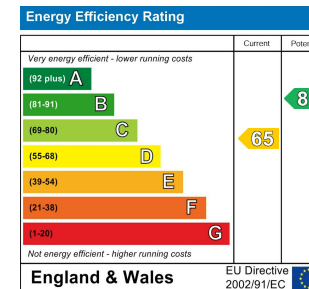
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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