



18, Dabinett Avenue, Hereford, HR4 9XG
Price £199,950

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

18 Dabinett Avenue Hereford

Welcome to Dabinett Avenue, Hereford - a charming terraced house that boasts 2 bedrooms, perfect for a small family or those looking for a cozy space to call their own with a generous 612 sq ft of living space plus gardens and parking.

This terraced house is brimming with potential and is just waiting for the right owner to make it their own.

Book a viewing today by calling 01432-266007

- Two double bedrooms
- Allocated Parking Space
- Popular Cul-De-Sac Location
- Enclosed Private Rear Garden
- Gas Central Heating
- Double Glazing
- Ideal first home or investment
- No Onward Chain

Material Information

Price £199,950

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: B

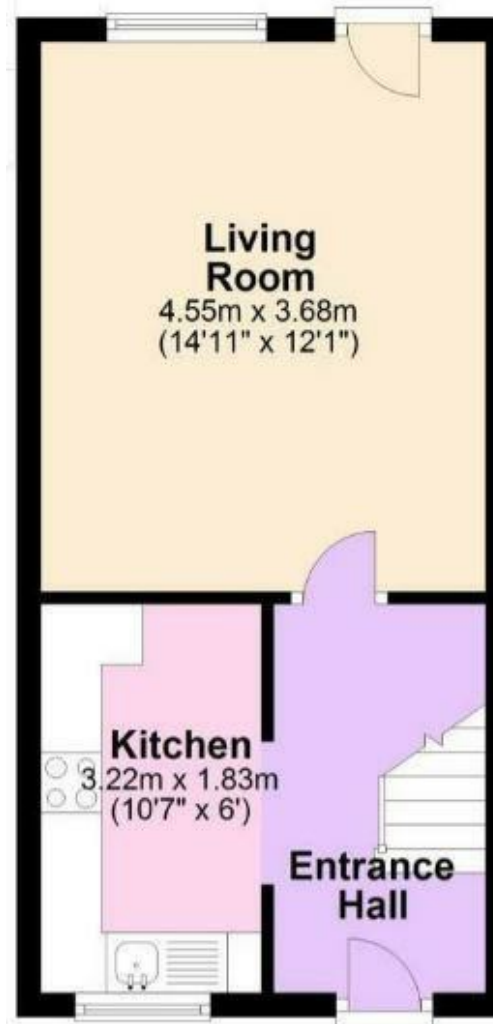
EPC: C (71)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

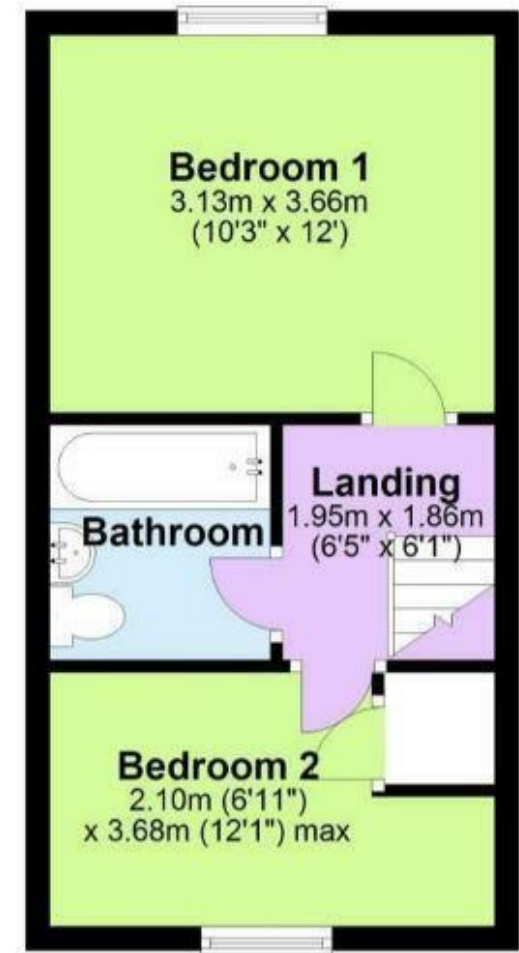
Ground Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



Total area: approx. 56.9 sq. metres (612.2 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

As you step inside, you'll be greeted by an entrance hall leading to the fitted kitchen and a lovely reception room, ideal for entertaining guests or simply relaxing after a long day. Carpeted stairs rise to the landing where can be found the two double bedrooms and family bathroom. The layout of this house is both practical and functional.

This modern home also benefits from gas central heating, double glazing and an allocated parking space.

Property Description

The property is entered from a canopy porch through a double glazed front door into the entrance hall which has laminate flooring and doors leading off to the living room and kitchen which comprises of a range of fitted wall and base units and drawers under a worktop with inset stainless steel sink, gas hob with electric oven under and stainless steel extractor fan above. The spacious living room benefits from a laminate floor, double glazed window and door to the rear and a useful, large storage cupboard which extends under the stairs.

Carpeted stairs rise from the entrance hall to the landing where there is access to the loft space and doors to all rooms. Bedroom one has a double glazed window to the rear aspect, bedroom two has a double glazed window to the front and a built in airing cupboard housing an IDEAL central heating boiler. The family bathroom has a white three piece suite comprising WC, pedestal hand basin and panel bath with shower over.

Garden & Parking

The property is approached from the road via a pathway through the front garden which is laid to lawn with a mature tree and is enclosed by low level brick wall and leads to a useful canopy porch.

The rear garden is accessed via a double glazed door and benefits from two patio areas with the rest laid to lawn all enclosed by wooden panel fencing. A wooden gate at the rear of the garden gives access through to the parking area where there is an allocated space for number 18 that is accessed from the road to the right of the property.

Location

Located in the heart of Hereford, this property offers the perfect blend of tranquility and convenience. Whether you're looking to explore the picturesque countryside or enjoy the amenities of city living, Dabinett Avenue provides the best of both worlds. There is easy access to footpaths leading to open green space close by as well as a footpath/cyclepath leading either towards the City or out towards Three Elms, Trinity and Whitecross Schools.

Local amenities include The Monument and Hungry Horse pubs, a variety of convenience stores, butchers as well as further retail stores, gym, petrol station etc less than a mile away.

Services

All mains services are connected to the property

Council Tax - Herefordshire Council Band B

Tenure - Freehold

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Leave Hereford City centre on the A438 Whitecross Road and on reaching Whitecross roundabout take the 4th exit onto Yazor Road. Take the turning right into Sherrington Drive, 1st left into Dabinett avenue where the property is found on the right hand side.



