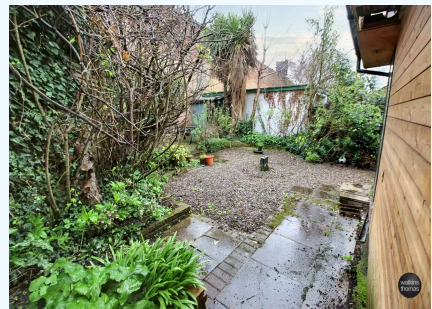




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



7 Greyfriars Avenue, Hereford, HR4 0BE

'Situated close to Hereford City Centre a three bedroom detached family home with gas central heating, double glazing where specified, off road parking, garage, enclosed rear garden and planning permission to convert to two 2 bedroom flats'

£265,000 (Freehold)

Residential Sales and Lettings

7 Greyfriars Avenue, Hereford, HR4 0BE

LOCATION

The property is situated close to Hereford City Centre within easy walking distance. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a three bedroom detached family home with the benefit of gas central heating and double glazing where specified, off road parking, garage and enclosed rear garden. The property flooded in 2020 for the first time in over 50 years, but since then, internal flood prevention works have been undertaken and proposals for a flood prevention scheme for the area are well advanced. The property comprises entrance porch, downstairs cloakroom, utility room, entrance hall, lounge/dining room, kitchen, sun room, first floor landing with three bedrooms and family bathroom. In more detail the accommodation comprises:

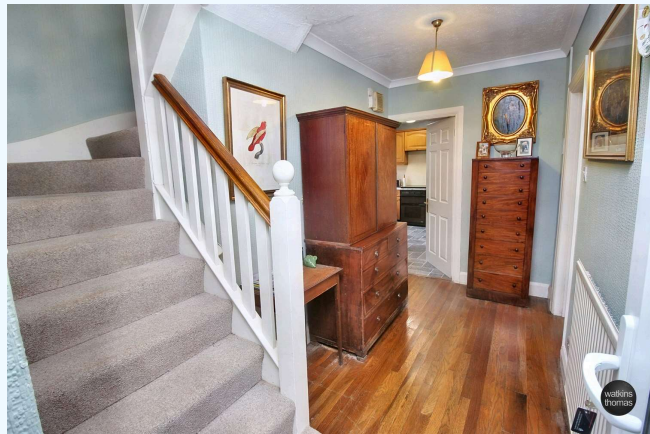
ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect double glazed door leading to the reception hall.

Reception Hall

With front aspect double glazed window, cloak cupboard, panelled radiator, door to the cloakroom, utility and entrance hall.



Cloakroom

With low flush wc, wash hand basin and fully tiled wall surround.

Utility Room

2.84m (9'4) x 1.42m (4'8)

With rear aspect window, door to the rear garden, stainless steel sink and drainer unit, work surface, base units under and vinyl flooring.

Entrance Hall

With panelled radiator, stairs to the first floor, exposed wooden flooring, side aspect single glazed window, telephone point, coved ceiling, smoke alarm, door to the lounge/dining room and kitchen.

Lounge/Dining Room

Dining Area

3.56m (11'8) (plus bay) x 3.28m (10'9) (plus recess)

With front aspect double glazed bay window, panelled radiator, coved ceiling and access to the lounge.

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Lounge

3.63m (11'11) (maximum) x 4.52m (14'10)

With front aspect double glazed window, side aspect secondary glazed window, decorative fire surround, two panelled radiators, coved ceiling and smoke alarm.



Kitchen

3.61m (11'10) x 2.74m (9') (maximum)

With rear aspect double glazed window, stainless steel sink drainer unit, work surface, tiled splash backs, base units under with matching wall units, integrated electric double oven, gas hob with cooker hood over, breakfast bar, and vinyl flooring. Access to the pantry with rear aspect single glazed window, space for fridge freezer, vinyl flooring and glazed door to the sun room.

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Sun Room

4.22m (13'10") x 2.57m (8'5")

With rear aspect double glazed patio door to the garden, side aspect single glazed window, further side aspect double glazed window, inset spot lights, vinyl flooring, understairs storage cupboard and further understairs storage area with pump which has been fitted in case the property were to flood again.



ON THE FIRST FLOOR:

Landing

With side aspect secondary glazed window, access hatch to loft space which has a pull down ladder, coved ceiling, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

3.96m (13'0") (plus bay) x 3.61m (11'10") (maximum)

With front aspect double glazed bay window, panelled radiator, built-in wardrobes, built-in bedside cabinets and drawer units.



Bedroom 2

3.99m (13'1") x 3.45m (11'4") (maximum)

With front aspect double glazed window and panelled radiator.

Bedroom 3

3.48m (11'5") x 2.74m (9') (maximum)

With rear aspect double glazed window, panelled radiator, cupboard housing the gas central heating boiler and shelving.



purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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Bathroom

With rear aspect double glazed window. Suite comprising panel enclosed bath, separate shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, light with shaver point, fully tiled wall surround and panelled radiator.

OUTSIDE:

To the front of the property is a slabbed garden with various shrub borders and block pavior driveway giving access to the GARAGE which has an up and over door, power, lighting and personal door to the rear garden.

To the immediate rear of the property the garden has been laid to patio and gravel for ease of maintenance, various shrub borders, grape vine, useful storage shed and side path giving access to the front of the property. The garden is enclosed by walling and fencing to provide a degree of privacy.

COUNCIL TAX BAND D

Payable to Herefordshire Council.

Material Information

Please note that the property flooded on the 16th February 2020. Works have been carried out to alleviate flooding in the area since this date.

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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.

DIRECTIONAL NOTE

From central Hereford proceed from King Street into St Nicholas Street and straight over the traffic lights onto Barton Road, turning left into Greyfriars Avenue where the property is the first property on the left hand side.

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.

13th April 2024

ID38226

7 Greyfriars Avenue, Hereford, HR4 0BE

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.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

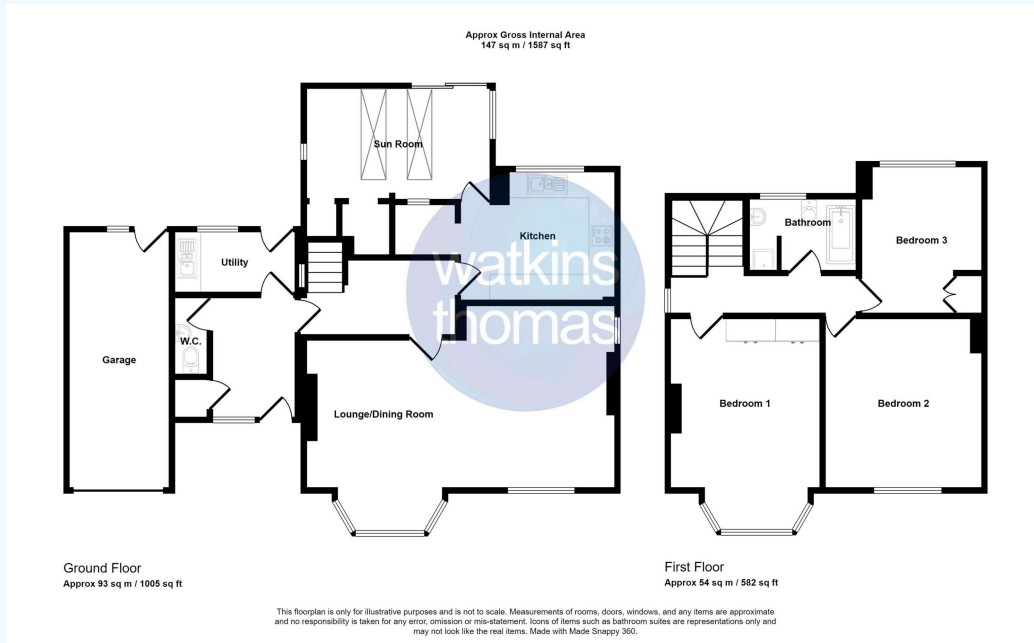
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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.



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