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34 Elgar Avenue, Hampton Park, Hereford, HR1 1TY

'An appealing family home with established south facing garden, which offers centrally heated and double glazed, comfortably appointed three bedroom accommodation together with single storey extension providing additional living/annex accommodation with shower room'

£390,000 (Freehold)

Residential Sales and Lettings

34 Elgar Avenue, Hampton Park, Hereford, HR1 1TY

LOCATION

Elgar Avenue is located off Old Eign Hill in the Hampton Dene/Hampton Park residential district which lies conveniently to the east of central Hereford. In the locality there are a range of amenities including educational establishments for which the district is sought. 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

34 Elgar Avenue is a detached house of the 1960's era and is a property which has been the subject of a schedule of refitting, upgrading and extension works over the years which has in the provision of a most comfortable home. On the ground floor there is a good sized hallway with a well appointed kitchen/breakfast room off, a sitting room with a picture window overlooking the fine south facing rear garden. There is also a conservatory and a single storey extension which provides additional living/study/annex accommodation potential. There is also a shower room on the ground floor. On the first floor there are three bedrooms and a bathroom. This property is centrally heated and double glazed. There is a driveway to a shortened garage and of note is the fine south facing established rear gardens which are in a traditional style and which adjoin and overlook an area of open space. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

1.47m (4'10") x 1.32m (4'4")

With quarry tiled floor and door with adjacent window to:

Reception Hall

4.42m (14'6") x 1.37m (4'6")

With oak flooring, stairway off, radiator, wall light points and with wooden doors with glazed upper panels to the annex bedroom/study, the kitchen/breakfast room, sitting room and an opening to a inner lobby with door to garage, hat and coat hooks and door to:

Cloakroom/Shower Room

3.2m (10'6") x 1.45m (4'9") (narrowing to 4'3")

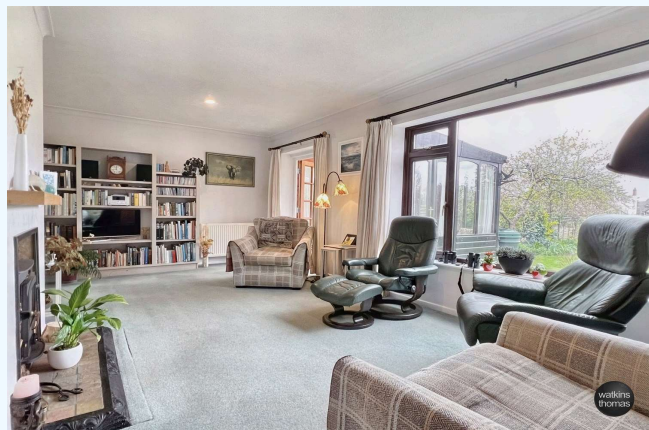
Shower area with shower boarded walls, electric shower unit, low level wc and wash basin with mixer tap, fitted base cupboard, two double glazed windows and a ladder type radiator.



Sitting Room

5.97m (19'7") x 3.2m (10'6")

With a double glazed picture window overlooking the rear garden, coved ceiling, radiator and fireplace with wood burning stove and tiled hearth. Bifold doors create a wide opening to the kitchen/breakfast room and with a pair of glazed panel doors which open to the:



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Conservatory

3m (9'10) x 2.44m (8'0)

With a pitched triplex roof, double glazed elevations and a pair of double glazed French doors opening to the garden area.



Kitchen/Breakfast Room

5.97m (19'7) x 2.18m (7'2) (widening to 11'6)

A superb family area with substantial ceiling beam and fitted with an extensive range of soft close base cupboard and drawer units and working surface over, part with a mosaic effect surround, eye level cabinets, 1½ bowl sink unit with drainer and mixer tap, built-in dishwasher, four ring induction hob with cooker hood over, double electric oven and built-in fridge and freezer units. Feature wood flooring, sets of ceiling spot lights and radiator. There are two picture windows which overlook the front garden.



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The Annex/Studio

4.88m (16'0) x 3.56m (11'8)

A pair of double glazed doors open to and overlook the rear garden, double glazed window to the rear, high level double glazed window to the side and radiator.



ON THE FIRST FLOOR:

Landing

With double glazed window over stairwell, access hatch to loft space and with doors to:

Bedroom 1

3.45m (11'4) x 3.35m (11')

With a double glazed window overlooking the rear garden and enjoying a southerly aspect and outlook over the adjoining area of land, coved ceiling, high level cabinets and radiator.

Bedroom 2

2.44m (8'0) x 3.35m (11') (lengthening to 13')

Having a double glazed window enjoying the view to the rear. Radiator and wardrobe cupboard with hanging rail and cabinet over.



Bedroom 3

3.48m (11'5) x 2.24m (7'4)

With a double glazed window to the front and radiator.

Bathroom

2.59m (8'6) x 1.47m (4'10) (widening to 7'11)

With double glazed windows to two aspects, part painted timber cladding to walls, storage shelf and with white suite comprising bath, pedestal wash basin and wc. Radiator and airing cupboard with insulated hot water cylinder.



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OUTSIDE:

At the front of the property there is a tarmacadam driveway which leads to the SHORTENED GARAGE.

To the front of the property there is a square pebble area with deep surrounding well stocked, established borders. The rear garden, which can be approached along a private side pathway, is a joy and comprises a paving stone/patio area interspersed with pebbles, a pebble area, an ornamental pool and a shaped lawn which has deep established beds and borders featuring spring bulbs. There is a trellis with climbing plants over, a circular island with a fruit tree, a further fruit tree and at the far end of the garden there is a further shaped garden area. Pebble pathways run past the GREENHOUSE and at the far end of the garden there is a GARDEN STORE. Within the garden there is also a GARDEN STORE/SUMMER HOUSE (8' X 5'10) which has a stable door.



COUNCIL TAX BAND D

Payable to Herefordshire Council

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 along St Owen Street and follow through into Ledbury Road. Continue along Ledbury Road and at the roundabout by the Rose and Crown Public House take the third exit into Hafod Road. Proceed up and over Hafod Road and then take the left hand turning into Old Eign Hill and then turn right into Elgar Avenue. Number 34 will be found on the right hand side.

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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

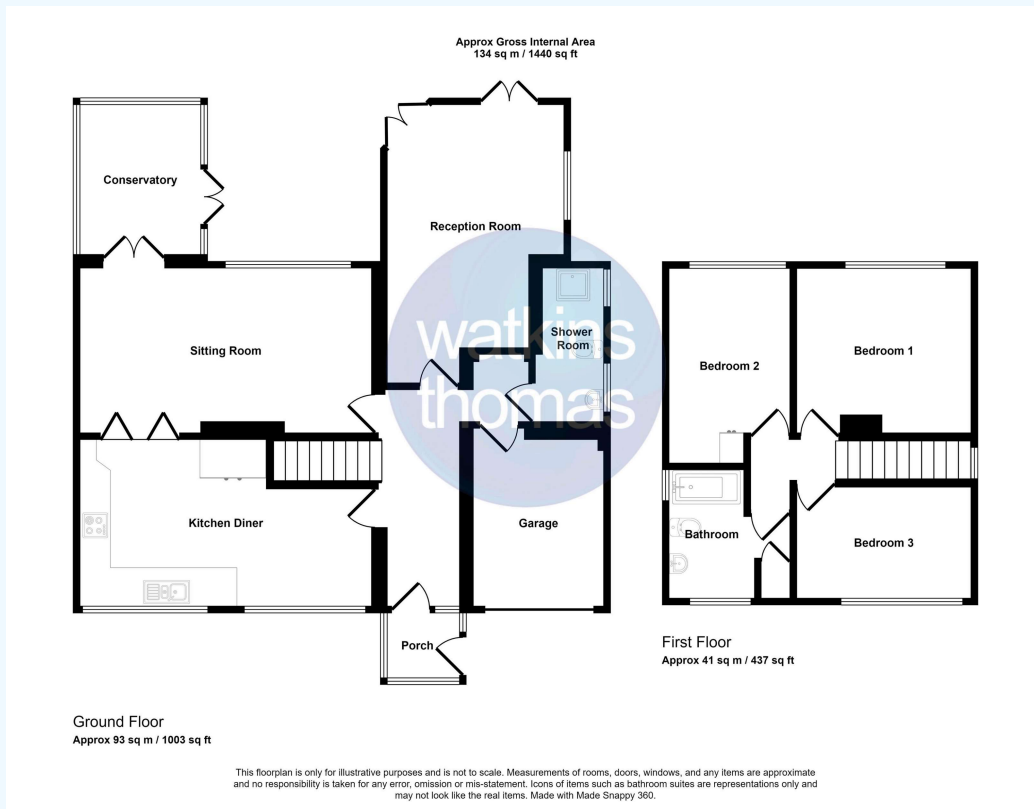
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ENERGY PERFORMANCE CERTIFICATE

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.

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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