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**1 Moreland Avenue, Aylestone Hill, Hereford, HR1 1BL**

*'A distinct and unique three reception room/four bedroom semi-detached family residence located just to the north of the city centre.'*

**£595,000 (Freehold)**

**Residential Sales and Lettings**

# 1 Moreland Avenue, Aylestone Hill, Hereford, HR1 1BL

## LOCATION

Moreland Avenue is located just off Aylestone Hill and lies immediately to the north of the city which is within easy walking distance as are Churchill Gardens, educational establishments including the colleges. Hereford's bus and railway stations are also close by as is the hospital.

## DESCRIPTION

1 Moreland Avenue is a very individual semi-detached home which has part mock Tudor elevations and a later extension which was completed in uniformity with the original part. This impressive character home has a reception hall off which there is a study/dining room, a family sitting room/living room and a superb drawing room which has windows to the front and patio doors to an entertaining area. On the first floor there are four bedrooms one of which is a suite including a shower room. There is also a family bathroom. A driveway provides access to the garage and there is a 'drive-in drive-out' roadway. The gardens are superbly presented and lie to the front of the residence. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Enclosed Entrance Porch

1.45m (4'9) x 1.98m (6'6)

Approached through a door with glazed upper panels and with two elevations with upper parts of double glazed windows with pitched roof over. Quarry tiled floor, mat-well and adjacent to the original oak front door, which has twelve glazed upper panels, there are leaded windows.

#### The Reception Hall

3.51m (11'6) x 1.78m (5'10)

With stairway with wooden newel post and hand rail, mock ceiling timbers typical of its era, dado rail, picture rail, telephone point, radiator and with a door with glazed upper panels to the rear hall, door to the family room and door to:



#### The Study/Dining Room

3.51m (11'6) x 4.14m (13'7)

With a double glazed window to the front with leaded upper lights, picture rail, double glazed window to the side with leaded upper lights. Radiator and recess with floor to ceiling cupboards with fitted shelves.



#### The Sitting Room/Living Room

4.06m (13'4) x 5.11m (16'9) (18'8 into bay)

With a double glazed bay window area to the front with leaded upper lights, feature ceiling timbers which are typical of its period, radiator and brick fireplace recess with arch over and wood burning stove set on a granite hearth. Original door to inner hall and with a pair of brick pillars with an adjacent balustrade and three steps lead down to:

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### The Splendid Drawing Room

5.94m (19'6) x 3.45m (11'4) (widening to 14'9)

With a ceiling height of 7'8. This exceptional space has a double glazed window which overlooks the front garden area and has leaded upper lights and a timber sill and a pair of double glazed French doors open to the south facing patio gardens. There are feature ceiling timbers throughout this room, stained skirting boards and a substantial stone fire surround with lintel and mantel over, flagstone hearth and living flame coal effect gas fire.



### The Inner Hall

5.99m (19'8) x 1.07m (3'6)

With ceiling timbers, two radiators, ceramic floor tiles, recess with door to outside, opening to the kitchen/breakfast room and with doors to a cloakroom and

### The Utility Room

3.1m (10'2) x 2.51m (8'3)

With a double glazed window, exposed ceiling timbers and with fitted base cupboard units with working surface over, tiled surrounds and matching eye level cabinets. 1½ bowl stainless steel sink unit with drainer and mixer tap, recess with plumbing for dishwasher, wall mounted thermostat, fitted shelves and wood grain effect flooring. Floor mounted gas fired boiler which provides central heating and domestic hot water.

### The Cloakroom

1.93m (6'4) x .86m (2'10)

With a double glazed window, radiator, ceramic floor tiles and white suite comprising low level wc and pedestal wash basin with mosaic effect tiled courses over.

### The Kitchen/Breakfast Room

6.35m (20'10) x 3.56m (11'8)

With a double glazed window to the south aspect overlooking a patio and with a oak door opening to steps which lead down to a patio area. This room has four sets of exposed ceiling timbers and a 10'4 ceiling height. Sunken ceiling lights, base cupboard units including an island unit with a 1½ bowl ceramic sink unit with mixer tap, drainer and washing machine. Recess with Aga cooking range with tiled courses over and cooker hood above, built-in double electric oven with pan drawers below and adjacent cupboard units, fitted base cupboards with roll edged working surfaces over, tiled surrounds and eye level cabinets. Ceramic floor tiles, two radiators together with wall uplighters, a porthole double glazed window and a velux type window.

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## ON THE FIRST FLOOR:

### Spacious Landing Area

4.7m (15'5) x 2.51m (8'3) (maximum and including head of stairs)

Approached over a stairway with wooden hand rail and newel posts, double glazed leaded window to the front, three low level shelved cupboards, picture rail, dado rail, recess with door to master bedroom and with doors to three further bedrooms and family bathroom.



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## Master Bedroom Suite

Lobby area with radiator, picture rail, dado rail and three steps down to landing with a double glazed window to the rear, picture rail, dado rail, wall mounted light and with a door to the en-suite shower room and opening to:



## The Bedroom Area

4.09m (13'5) x 3.81m (12'6) (15'8 to rear of wardrobes)

With double glazed windows to two aspects with wooden sills, radiator and along the substantial part of one wall there are three sets of sliding doors, with a central mirror fronted door, to a recessed wardrobe area with hanging rails.

## The En-Suite Shower Room

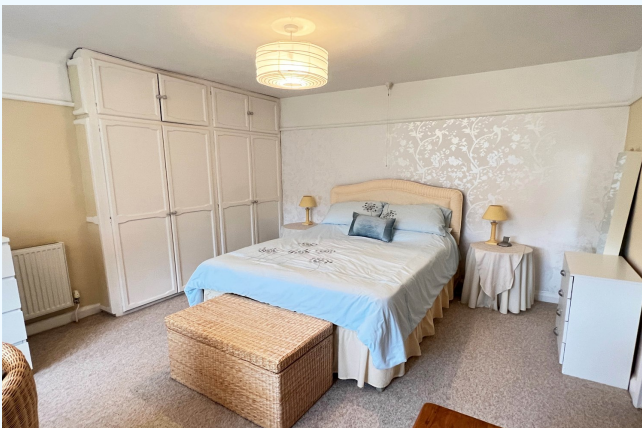
2.62m (8'7) x 1.7m (5'7)

With tiled walls, extractor unit and suite comprising shower cubicle with curved screen doors and thermostatically controlled shower unit, vanity base unit with wash basin with mixer tap and low level wc. Double glazed window, contemporary style radiator, mirror and ceramic floor tiles.

## Bedroom 2

3.78m (12'5) x 4.19m (13'9) (widening to 15'8)

With a double glazed bay window to the front overlooking the garden. Picture rail and radiator. Two sets of double wardrobe cupboards with hanging rail and storage cabinets over.



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## Bedroom 3

4.11m (13'6") x 3.51m (11'6")

With a double glazed window overlooking the front garden, double glazed window with leaded lights to the side, picture rail, radiator and hanging rail.



## Bedroom 4

3.1m (10'2") x 2.54m (8'4")

With a double glazed window overlooking gardens and roof tops into the far distance. Picture rail, dado rail and radiator.

## Bathroom

1.93m (6'4") x 3.38m (11'1")

Attractively appointed with coloured suite comprising shower end bath with a thermostatically controlled shower unit over and mixer taps. Low level wc and pedestal wash basin. Double glazed window, extractor unit, part tiled surrounds, ceramic floor tiles, fitted mirror and shelves cupboard.



## OUTSIDE:

### Garage & Parking

The property has the benefit of two egress/access points, one comes in off Aylestone Hill, the second is the first turning off Moreland Avenue. The driveway curves across the front of the property off which there is a DETACHED GARAGE (21'7" x 9'9") with an up and over door to the front, windows to two aspects, electric light, power points and a personnel door.



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## **Garden**

At the side of the property there is a raised sun terrace/patio area with a pergola over. A low brick wall surrounded with picket fencing over and steps down to the front and a further crazy paved area. SUMMER HOUSE (6'8 x 10') with a pair of wooden doors to the front and four sets of windows. Steps from the lower crazy paved patio area lead down to the rear personnel door of the garage. The primary garden area comprises an expanse of lawn which is beautifully maintained and has deep well stocked borders featuring trees and shrubs. The garden area to be full appreciated should be viewed. There are also numerous established trees which offer the property a degree of privacy.

## **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.

## **COUNCIL TAX BAND C**

## **VIEWING**

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

## **DIRECTIONAL NOTE**

From central Hereford proceed north for the length of Commercial Road, enter Aylestone Hill and take the third left hand turn into Moreland Avenue where the property will be identified immediately 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**14th April 2023**  
ID36192

# 1 Moreland Avenue, Aylestone Hill, Hereford, HR1 1BL

## 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 performance certificate (EPC)

1 Moreland Avenue HEREFORD HR1 1BL	Energy rating <b>D</b>	Valid until: <b>10 April 2033</b> <hr/> Certificate number: 5837-8824-8200-0159-5292
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Property type: Semi-detached house

Total floor area: 194 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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

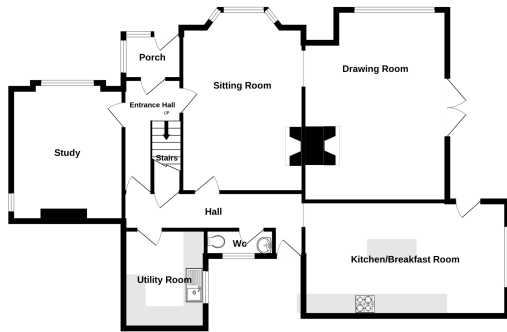
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

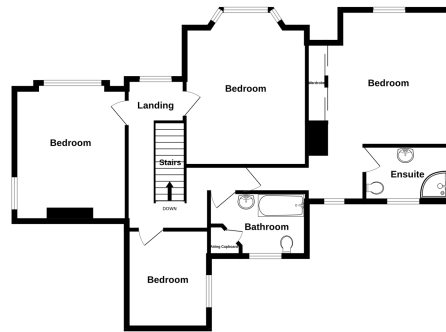


# 1 Moreland Avenue, Aylestone Hill, Hereford, HR1 1BL

Ground Floor  
1154 sq.ft. (107.2 sq.m.) approx.



1st Floor  
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 2050 sq.ft. (190.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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