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8 Dabinett Avenue, Orchard Glade, Hereford, HR4 9XG

'Located west of the city centre on an established development between Grandstand Road and Whitecross Road, an extended, four bedroom home which is centrally heated and double glazing'

£290,000 (Freehold)

Residential Sales and Lettings

8 Dabinett Avenue, Orchard Glade, Hereford, HR4 9XG

LOCATION

Dabinett Avenue is located off Sheridan Drive, off Yazor Road which lies to the north west of central Hereford. In nearby Whitecross there are a range of facilities including a butchers and convenience store together with public house and in the locality there are primary and secondary schools. A bus service is available 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. Also convenient to the property there is an area of amenity land.

DESCRIPTION

8 Dabinett Avenue is an end of terrace house which has the benefit of a two storey extension to the side. The property is comfortably appointed and has four bedrooms, central heating and double glazing. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

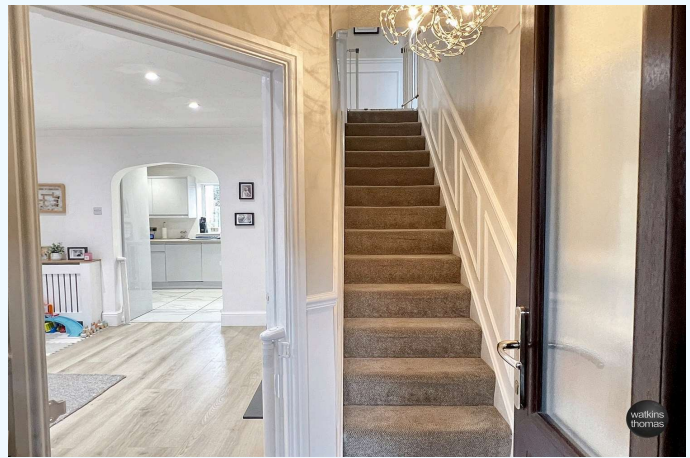
Enclosed Entrance Porch

2.18m (7'2) x .91m (3'0)

Approached through a door with glazed upper panels and with double glazed windows, coconut mat flooring and with a double glazed door to:

The Entrance Hall

With coved ceiling, stairway, dado rail, radiator with cover and wood laminate flooring which continues through to:



The Living Room

4.22m (13'10) x 3.73m (12'3)

With a double glazed window to the front, coved ceiling, sunken ceiling lights, timber mantel, radiator with cover, feature panelling, a 3'10 wide opening to the kitchen/breakfast room and with a door to an understair storage cupboard.



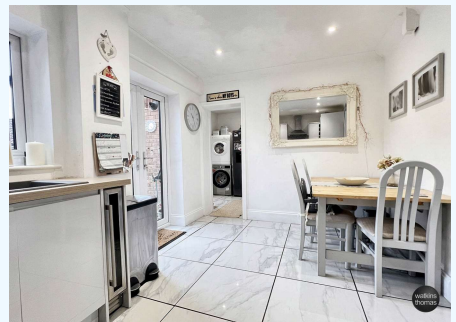
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Kitchen/Diner

4.75m (15'7) x 2.67m (8'9)

Beautifully appointed and with double glazed French doors and double glazed windows opening to and overlooking the rear garden. High gloss fronted, soft close base cupboard and drawer units with wood grain effect working surfaces over and matching eye level cabinets. Matching housing for double electric oven unit with the upper being a microwave, built-in induction hob with hood over and feature splash back, fitted dishwasher and with a 1½ bowl sink unit with drainer and mixer tap together with wine fridge. Large feature floor tiles, sunken ceiling lights, coving to ceiling and with a doorway through to:



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The Utility Room

2.46m (8'1) x 2.29m (7'6) (maximum)

With a double glazed door to the rear, wall mounted gas combination boiler providing central heating and domestic hot water, sunken ceiling lights, fitted base cupboards with working surface over, plumbing for washing machine, plumbing for American fridge freezer, tiled floor, door to garage and door to:



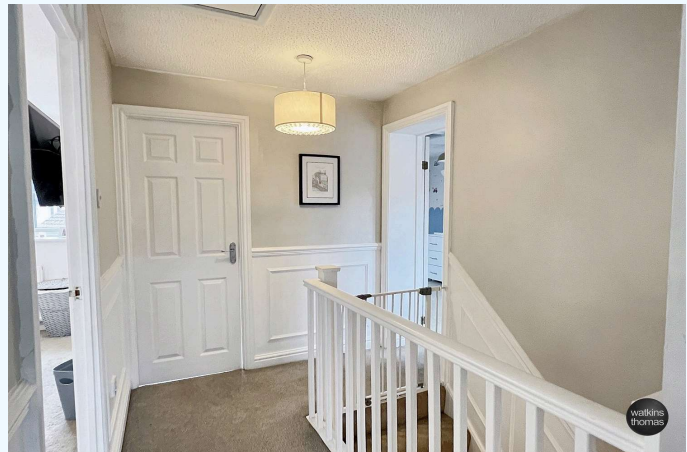
Cloakroom

With low level wc and wall hung wash basin with tiling over. Ladder type electric radiator and sunken spot light together with a continuation of the tiled floor.

ON THE FIRST FLOOR:

Landing

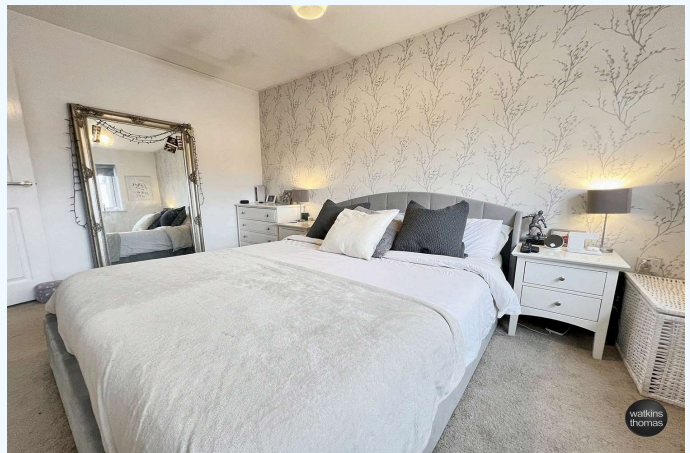
With dado rail, access hatch to loft space, feature timber panel to walls and with doors to the bedrooms, bathroom and the LINEN CUPBOARD and DEEP STORAGE CUPBOARD with slatted shelving.



Bedroom 1

3.91m (12'10) x 2.77m (9'1)

With a double glazed window to the rear. Radiator.



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Bedroom 2

3.12m (10'3) x 2.44m (8') (widening to 9'2)

With a double glazed window to the front and radiator.



Bedroom 3

5.05m (16'7) x 2.24m (7'4)

With double glazed windows to two aspects and radiator.

Bedroom 4

2.29m (7'6) x 1.85m (6'1)

With a double glazed window to the front and radiator.



Bathroom

2.06m (6'9) x 1.73m (5'8)

Attractively appointed and with shower end bath with mixer tap and electric shower unit over, pedestal wash basin with mixer tap and low level wc. Double glazed window, part tiled walls and radiator.

OUTSIDE:

The property has the benefit of a tarmac driveway which leads to the SHORTENED GARAGE (8'10 long by 8' wide) with up and over door and fluorescent light.

At the front of the property is a lawn with border. The rear garden is approximately 36' long by 21' wide and comprises a patio area with the remainder being given over to lawn with planted border. The rear garden is extensively enclosed by Larch lap fencing between concrete posts.

COUNCIL TAX BAND C

Payable to Herefordshire Council

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

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.

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DIRECTIONAL NOTE

From central Hereford proceed west into Eign Street and follow through into Whitecross Road. At the roundabout take the exit into Yazor Road. Continue along Yazor Road and take the right hand turning into Sheridan Drive and then turn left into Dabinett Avenue where the subject property will be identified on the right hand side by the agents for sale board.

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.

ID / Date

ID39212

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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	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.

