



## 11 GREYFRIARS AVENUE HEREFORD HR4 0BE

£225,000  
FREEHOLD

Situated in this convenient location within easy walking distance of Hereford city centre, a spacious older style 3 bedroom semi-detached house offering ideal family accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, generously sized living accommodation, a private rear garden, off road parking and garage and we recommend an internal inspection.



# 11 GREYFRIARS AVENUE

- 2 reception rooms, kitchen & downstairs WC
- Convenient central location
- Spacious older style semi
- Private rear garden
- 3 good sized bedrooms
- No onward chain



## Full Description

Situated in this convenient location within easy walking distance of Hereford city centre, a spacious older style 3 bedroom semi-detached house offering ideal family accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, generously sized living accommodation, a private rear garden, off road parking and garage and we recommend an internal inspection.

## Reception Hall

With double radiator, partially panelled walls, stairs to the first floor, under stair store cupboard and door to the

## Dining Room

With double radiator, picture rail, double glazed double doors to the rear patio and garden.

## Rear Lobby

With partially glazed door to the side and door to the

## Directions

From the Flint and & Cook office proceed west along King Street into St Nicholas Street and crossing over the traffic lights and then taking the first left into Greyfriars Avenue.

## Downstairs Cloakroom

With high level cistern, wash hand basin and a glazed window.

## Outgoings

Council tax band C - £2,158.98 payable for 2025/2026 Water and drainage rates are payable.

## Kitchen/Breakfast Room

With a range of wall and base units, ample work surfaces with tiled splashbacks, 1 1/2 bowl sink unit with mixer tap over, double glazed side window, space for appliances, space for a breakfast table, radiator and door to the

## First Floor Landing

With double glazed side window, access hatch to the loft space and door to

## Bedroom 3

With radiator and double glazed window to the front aspect.

## Agent's Note

The property has previously suffered from some water ingress so any potential purchaser should carry out the necessary research and due diligence before committing to a purchase.

## Lounge

With double glazed bay window to the front aspect, double radiator, picture rail, feature tiled fireplace.

## Bedroom 1

With double glazed bay window to the front aspect, picture rail, space for wardrobes.

## Bedroom 2

With radiator, double glazed window to the rear, corner wash hand basin, 2 built in wardrobes.

## Viewings

Strictly by appointment through the Agent, Flint & Cook,

Hereford (01432) 355455. Opening Hours Monday - Friday  
9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

### Utility Room

With wall mounted boiler, space and plumbing for a washing machine and door to the

### Bathroom

With suite comprising a bath with hand grips, pedestal wash hand basin, low flush WC, corner shower cubicle with glazed sliding door, radiator, mirror fronted medicine cabinet, double glazed side window.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Money Laundering Regulations

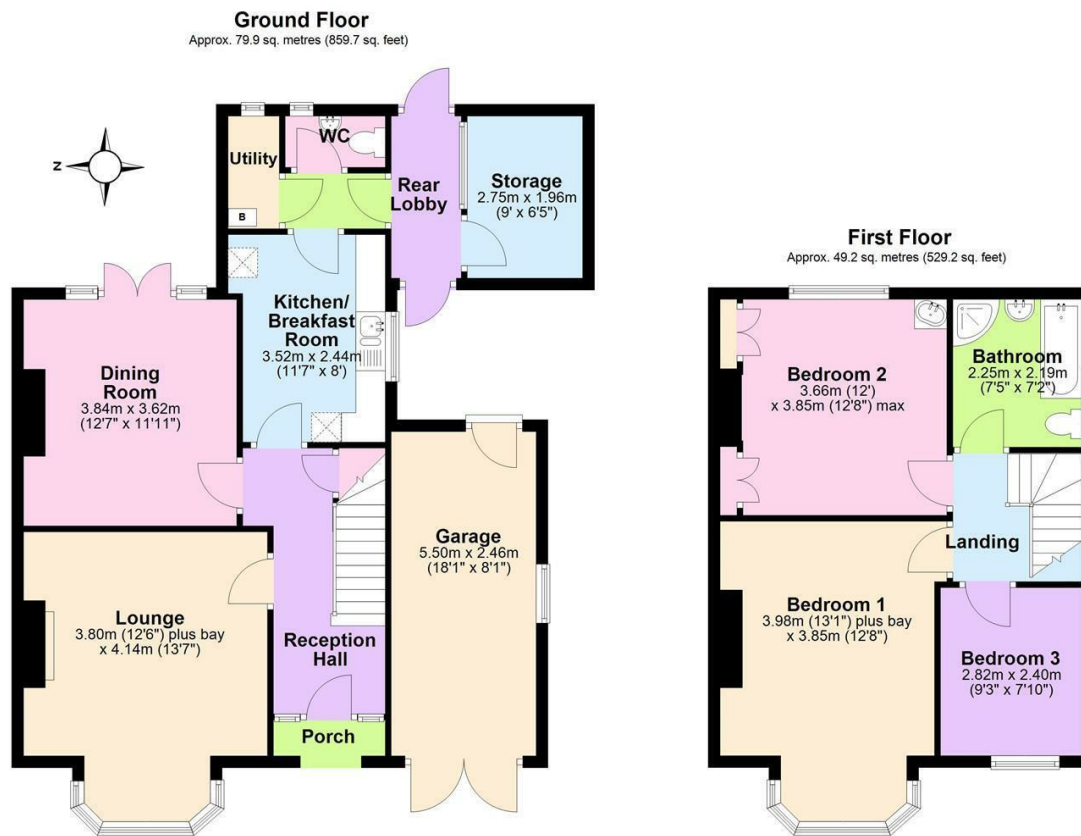
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Outside

To the front of the property there is a paved garden bordered by flowers and shrubs and enclosed by fencing and walling. A driveway which provides off road parking leads up to the Garage With double doors, power and light points.

## 11 GREYFRIARS AVENUE





Total area: approx. 129.0 sq. metres (1388.9 sq. feet)

11 Greyfriars Avenue, Hereford

**EPC Rating: C Council Tax Band: C**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 83        |
| (55-68) D                                   | 70                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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