



## 6 FREDERICK AVENUE

HEREFORD HR1 1HL

£240,000  
FREEHOLD

Situated in this popular residential location, a 5 bedroom mid terraced house available immediately. The property has the added benefit of gas central heating, double glazing and enclosed rear garden.





## 6 FREDERICK AVENUE

- 5 bedroom mid-terraced house
- Popular residential location
- Gas central heating & double glazing
- Ideal family house
- Enclosed rear garden
- Viewing advised



### Description

Peacefully situated in this well established residential location, a spacious 5-bedroom mid-terraced house offering ideal family accommodation. The property, which is offered for sale with no onward chain, has the benefit of gas central heating, doubleglazing, extended ground floor accommodation, and to fully appreciate the property we strongly recommend an internal inspection. Hereford city centre is within easy reach and there is a range of amenities nearby including popular primary and secondary schools, shop, further education colleges and daily bus services. In more detail the accommodation comprises: -

### Entrance hall

Approached through uPVC door, with matwell, wooden flooring, smoke alarm, understairs storage with fuseboard and meters, central heating thermostat, large storage cupboard.

### Bathroom

3 piece suite comprising panelled bath, pedestal wash hand basin and low level WC, opaque window, tiled floor, heated towel rail.

### Kitchen

Range of base and wall units with worksurfaces, single stainless steel sink and drainer unit, space for free-standing fridge-freezer, under counter space for washing machine and dishwasher, gas hob, electric oven with extractor hood over, under counter space for tumble drier, gas central heating boiler, radiator,

recessed spotlights, wooden flooring, window and door to rear garden.

### Open-plan living/dining area

The dining area has wooden flooring, radiator, window to front aspect, built-in storage cupboards either side of the chimney breast, opening up in to the living room with wooden flooring continuing throughout the living room and conservatory, built-in storage cupboards either side of the chimney breast, radiator, electric fireplace with tiled hearth and surround, wooden mantel, opening in to the

### Conservatory

Wooden flooring, radiator, fitted blinds to the roof, windows and French doors leading to the rear garden.

### First floor Landing

Window to front aspect, radiator, smoke alarm, airing cupboard with hot water cylinder.

### Bedroom 1

Carpet, radiator, window to front aspect.

### Bedroom 2

In need of redecoration, radiator, window to rear aspect.

### Bedroom 3

Carpet, radiator, window to front aspect.

### WC

Low level WC, wash hand basin, radiator, opaque window, wooden flooring.

### **Landing/office space**

Built-in triple wardrobe, radiator, window to rear aspect, stairs leading up to the converted second floor (former attic space).

### **Landing**

Carpet, smoke alarm, storage cupboard.

### **Bedroom 4**

Freshly decorated, newly fitted carpet, Velux window, electric heater, 2 doors to eaves storage space.

### **Bedroom 5**

Carpet, Velux window, electric heater, doors to eaves storage space.

### **Garden**

The front garden is mainly laid to lawn with 2 wooden storage sheds and a concrete path to the front door, enclosed by fencing and hedging. To the immediate rear of the property there is a paved patio area perfect for entertaining, with steps leading up to the remainder of the garden, which again has a patio area, a decked area and the remainder of the garden is laid to lawn. The garden is south-facing and is enclosed by fencing with an access gate across the adjoining property and out.

### **MONEY LAUNDERING**

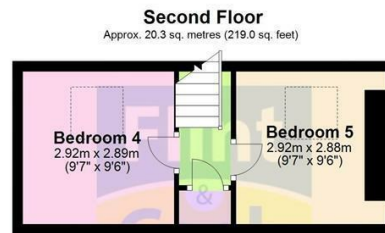
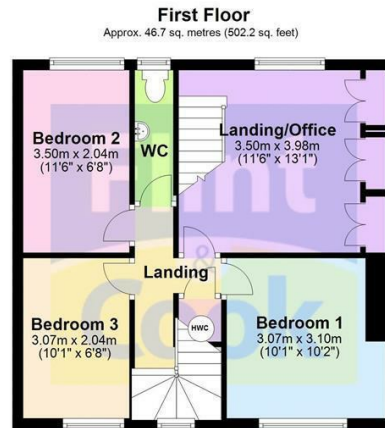
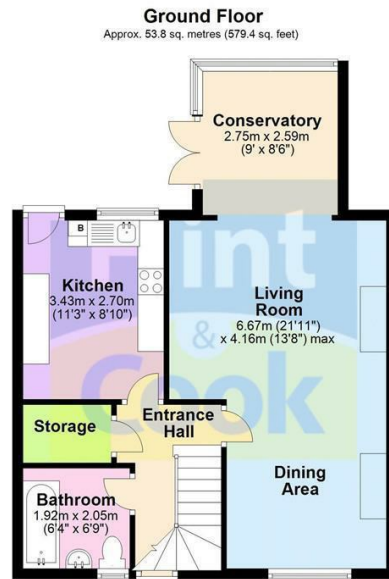
To comply with Money Laundering Regulations, prospective tenants will be asked to produce identification documentation at the time of making an application

### **VIEWING**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

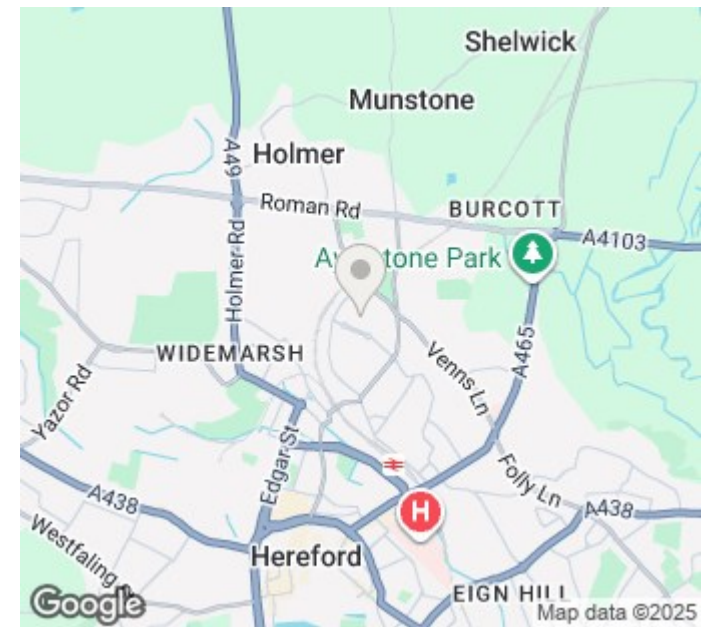
## **6 FREDERICK AVENUE**





Total area: approx. 120.8 sq. metres (1300.5 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.



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

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

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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