



## 8 HAZEL GROVE

HEREFORD HR2 7JX

£295,000  
FREEHOLD

Situated South of Hereford City, a traditional three bedroom semi detached home offering ideal first time buyer/family accommodation. The property which benefits from three bedrooms, two receptions, downstairs W/C and a fantastic rear garden. A viewing is highly recommended.





## 8 HAZEL GROVE

- Ideal first time buyer/ small family home
- Three bedrooms, two receptions
- Traditional semi detached house
- Great sized garden & garage
- Must be viewed!
- South of Hereford City
- Close to local amenities



### Ground floor

With recessed entrance porch and composite entrance door leading into the

### Entrance hall

With fitted carpet, radiator, double glazed window, two ceiling light points, carpeted stairs leading up with useful under stair storage cupboard and further storage cupboard for coats, doors then lead into the

### Living room

With fitted carpet, coving, ceiling light point, double glazed bay window to the front aspect, radiator, feature log effect electric fireplace with fitted storage cupboards and shelving to each recess. Sliding pocket doors open into the

### Dining room

With fitted carpet, coving, ceiling light point, radiator, feature fireplace with space for a electric fireplace, built in storage cupboard and fitted shelving to the recess with door then leading into the utility/ garden room.

### Kitchen

Fitted with matching wall and base units, stainless steel 1 1/2 bowl sink and drainer unit, integrated four ring induction hob and combi oven and grill, useful cupboard with space for a free standing fridge/freezer, vinyl flooring, double glazed window to the side aspect with door leading out to the porch, and window into the garden room.

### Side porch

With tiled floor, power socket and door for access to the front and rear garden.

### Utility/Garden room

With carpet, radiator, eaves and plumbing for washing machine and tumble dryer, recess spotlights, door leading to the downstairs w/c, windows and door then leading out to the rear garden.

### Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, double glazed window, ceiling light point and electric wall mounted heater.

### First floor landing

With fitted carpet, ceiling light point, double glazed window, loft hatch with pull down ladder and doors to

### Bedroom one

With fitted carpet, ceiling light point, radiator and double glazed bay window to the front.

### Bedroom two

With fitted carpet, ceiling light point, radiator, fitted wardrobes and double glazed bay window to the rest aspect.

### Bedroom three

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect.

### Bathroom

With panelled bath and shower head attachment over with tiled surround, pedestal wash hand basin, double

glazed window, radiator, ceiling light point and useful storage cupboard, low flush w/c and double glazed window.

#### Outside

To the front of the property, there is a flowerbeds, mature trees, shrubs and paved walkways.

A paved path and steps provide access to the recessed porch, side porch and rear access gate. To the rear a great sized garden with a large patio area with pathway leading to the side access gate and to the workshop/garage/parking.

There is a good-sized area of lawn with mature flowerbeds, shrubs and paved walkways to the greenhouse and wooden pergola.

Wooden gates open out from the road onto a driveway with ample scope to create further parking either to the existing rear driveway or to the front garden if required.

The rear garden is enclosed by fencing. There is a good-sized garage/workshop with power and light with opening doors to the front. Useful outside tap and power points.

#### Agents Note

The property benefits from fibre broadband.

The property is also close to several schools and only a 15 minute walk into Hereford city centre.

#### Directions

From Hereford proceed south towards Ross-on-Wye on the A49 and at the crossroads just past St Martin's Church turn right into Walnut Tree Avenue. Take the 1st turning left into Hazel Grove where the property will be found on the right-hand side. The property is also accessible from the A465 turning right off Belmont Road into Walnut Tree Avenue and then right into Hazel Grove.

#### Money Laundering

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

#### Outgoings

Water and drainage rates are payable.

#### Property Services

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

#### Tenure & Possession

Freehold - vacant possession on completion.

#### Viewing Arrangements

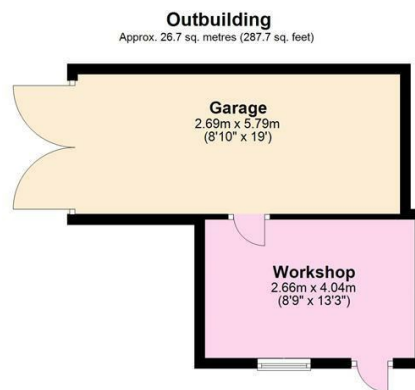
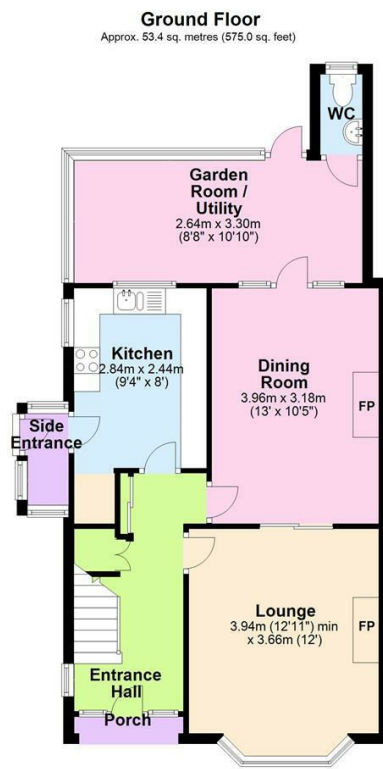
Strictly by appointment through the Agent (01432) 355455.

#### Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

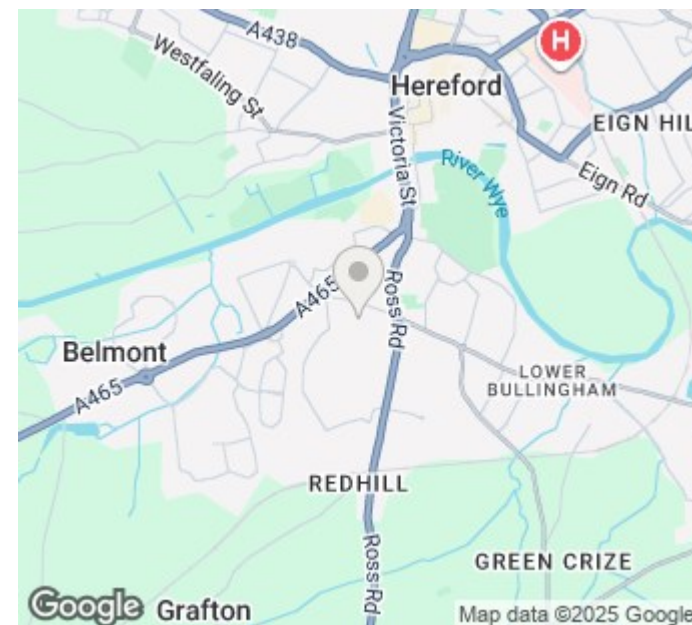
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Total area: approx. 124.7 sq. metres (1342.7 sq. feet)

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



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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(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	

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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