



71 BEAUFORT AVENUE

HEREFORD HR2 7QE

£225,000
FREEHOLD

Situated in a popular residential location south of Hereford City, an extended three bedroom mid terraced house offering ideal first time buyer/ family accommodation and being sold with the added benefit of no onward chain. The property also benefits from driveway parking and a low maintenance rear garden. A viewing is highly recommended.



71 BEAUFORT AVENUE

- Sold with no onward chain!
- Extended mid terraced house
- Three bedrooms
- Driveway parking & low maintenance garden
- Ideal first time buyer/ small family home
- Popular residential location



Extended lounge/dining room

Lounge area with fitted carpet, two ceiling light points, radiator, feature tiled fireplace surround, a step leads to the extended dining area with fitted carpet, ceiling light point, wall light, radiator and large windows and sliding door to the rear garden.

Ground floor

With entrance door leading into the

Entrance hall

With herringbone wood flooring, radiator, ceiling light point, carpeted stairs leading up, a large storage cupboard with wall mounted gas central heating boiler, work surface space and under counter space for washing machine, a second storage cupboard with space for coats and shoes, door then lead into the

Kitchen/breakfast room

A fitted kitchen comprising of matching wall and base units, sink and drainer unit, freestanding cooker with four ring hob, electric oven and extractor over, tiled splash back, space for a freestanding fridge/freezer, tiled floor, recess spotlights and double glazed window to the front aspect.

First floor landing

With fitted carpet, ceiling light point, loft hatch, two large storage cupboards and doors to

Bedroom one

With fitted carpet, ceiling light point, radiator, large double glazed window to the rear aspect, built in open wardrobes.

Bedroom two

With wood effect flooring, radiator, double glazed window to the front aspect, ceiling light point and useful built in wardrobes.

Bedroom three

With exposed floorboards, radiator, double glazed window to the rear aspect, ceiling light point and useful built in storage cupboard.

Bathroom

A modern three piece suite comprising bath with mains fitment shower head over, tiled surround and glass screen, wash hand basin with storage below, low flush w/c, large double glazed window, tiled floor, radiator, wall mounted storage cabinet and recess spotlights.

Outside

To the rear a low maintenance good sized garden laid to artificial turf with an area of stone bordered with an array of plants and shrubbery enclosed by fencing with useful rear access gate. To the front, a large brick paved driveway providing off road parking for 4/5 vehicles.

Directions

Proceed south out of Hereford on the A49 Ross Road, go straight over at the Broadleys public house traffic lights then turn right just before the next set of lights into Mayberry Avenue, then first left into Marlbrook Road and continue into Beaufort Avenue proceeding round the right bend and then straight ahead where the property is situated directly ahead as indicated by the agents for sale board.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

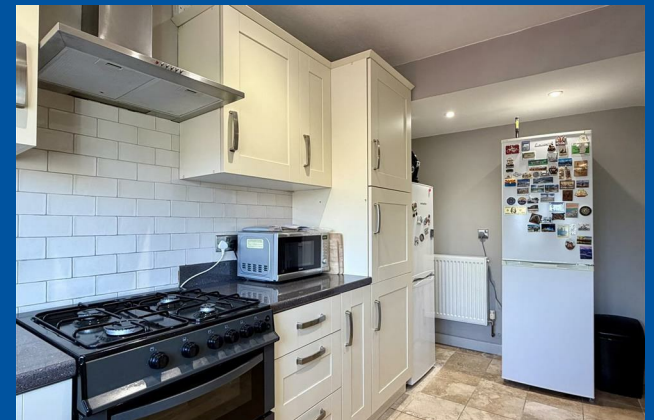
Tenure & Possession

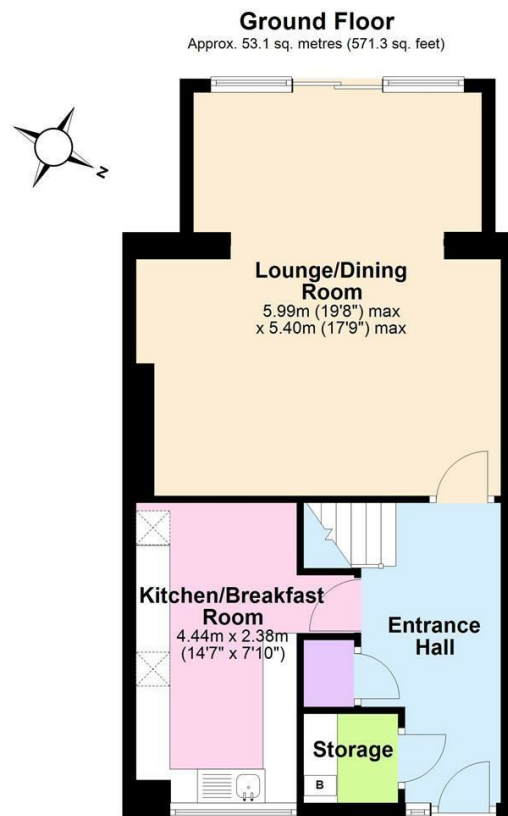
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 96.5 sq. metres (1038.5 sq. feet)

71 Beaufort Avenue, Hereford

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(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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