



30 AYLESBROOK ROAD

HEREFORD HR4 9QS

£279,950
FREEHOLD

Situated in this popular residential location a 4-bedroom semi-detached home offering ideal family accommodation. The property requires a degree of modernisation throughout but has the added benefit of gas central heating, double-glazing, 4 bedrooms, driveway parking, garage and we highly recommend an internal inspection.



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- Garage and driveway parking
- Ideal family home
- Gas central heating & double glazing
- 4 bedrooms
- Semi-detached house
- Popular residential location
- Requires some modernisation
- Must be viewed



Full Description

Situated in this popular residential location a 4-bedroom semi-detached home offering ideal family accommodation. The property requires a degree of modernisation throughout but has the added benefit of gas central heating, double-glazing, 4 bedrooms, driveway parking, garage and we highly recommend an internal inspection.

Reception hall

Approached through uPVC entrance door and having carpet, radiator, carpeted stairs leading up, central heating thermostat, coat storage cupboard with fitted shelving, doors to

Wet room/utility

Low flush WC, pedestal wash hand basin with tiled splashback, electric shower with tiled surround, heated towel rail, window, extractor, space and plumbing for washing machine and tumble drier.

Living room

Carpet, radiator, 2 windows looking onto the rear garden, 2 ceiling light points.

Kitchen/dining room

Fitted with matching wall and base units, worksurfaces and tiled splashbacks, stainless steel 1 1/2 bowl sink and drainer, free-standing electric oven and hob with extractor over, undercounter space for dishwasher, wall mounted gas central heating boiler, tiled floor, radiator, space for dining table, recessed spotlights, smoke alarm, 2 windows, door to side and door to the garage.

First floor landing

Carpet, loft hatch, smoke alarm, built-in airing cupboard, doors leading to

Bedroom 1

Carpet, radiator, window with far-reaching views, built-in wardrobe space.

Bedroom 2

Carpet, radiator, window.

Bedroom 3

Carpet, radiator, window.

Bedroom 4

Carpet, radiator, window.

Bathroom

3 piece suite comprising panelled bath with mains fitment rainfall showerhead over and panelled surround, wash hand basin with storage under, and low flush WC, heated towel rail, vinyl floor, 2 windows, extractor, ceiling light point.

Outside

To the front a concrete driveway providing off-road parking for several vehicles and access to the up-and-over Garage door, understairs storage cupboard, electric, light and door to kitchen. There is side access leading round to the rear garden with useful outside tap, 3 wooden storage sheds and paved path leading to the rear door and to the rear access gate. The remainder of the rear garden is laid to lawn and enclosed by fencing.

Services

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

Directions

Proceed north out of Hereford along Edgar Street and at the Pizza Hut roundabout take the 1st exit over the bridge towards Holmer Road. At the mini-roundabout take the 2nd exit right up Holmer Road towards the A49. At the Starting Gate roundabout take the 1st left onto Roman Road then at the 2nd set of traffic lights take the left-hand turn onto Aylesbrook. Continue along Aylesbrook and take the 2nd right-hand turning down to the far corner and the property is situated in the far corner on the right-hand side.

Outgoings

Council tax band C, payable 2024/25 £2050.97. Water and drainage rates are payable.

Money laundering regulations

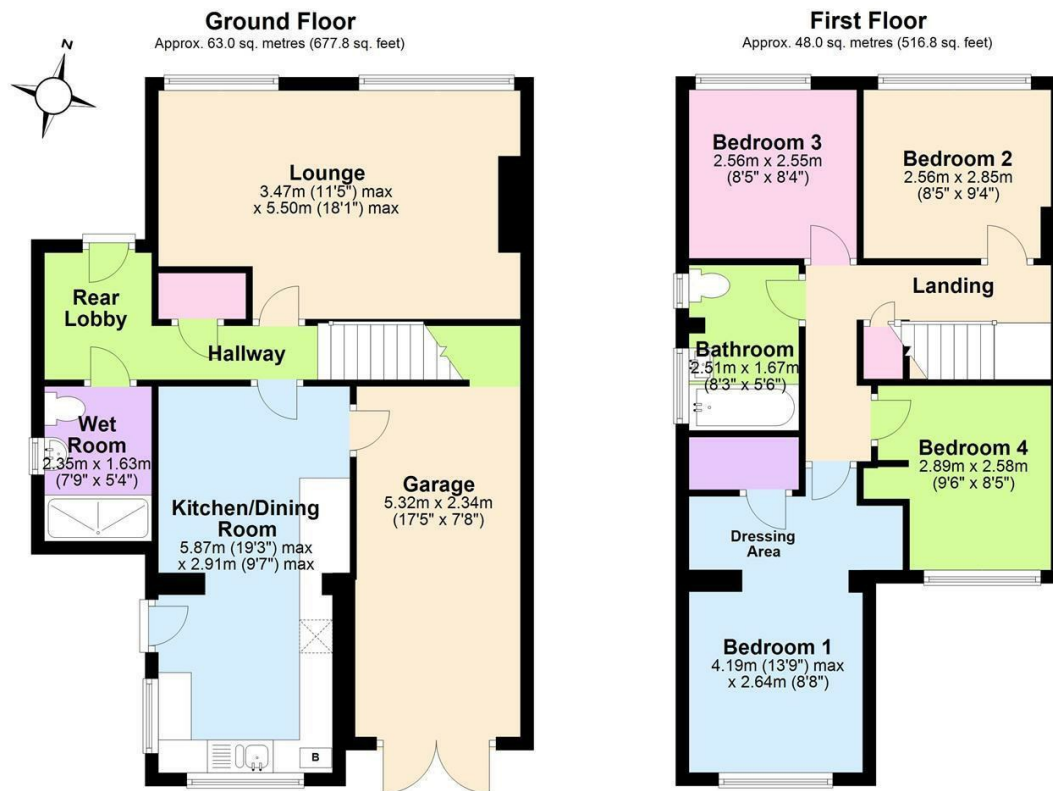
Prospective purchasers will be asked to provide identification, address verification and proof of funds at the time of making an offer.

Viewing

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

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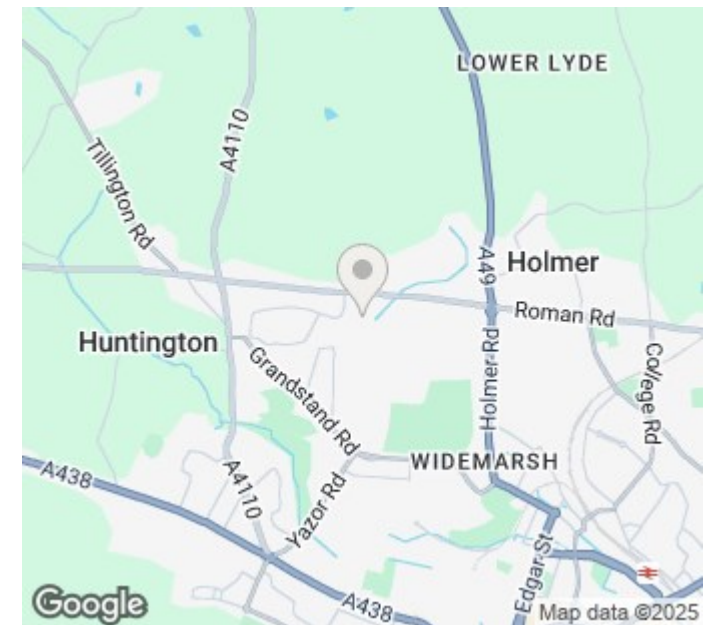


Total area: approx. 111.0 sq. metres (1194.6 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

30 Aylesbrook, Holmer, Hereford

EPC Rating: D Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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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