



38 Elgar Avenue, Hampton Park, Hereford, HR1 1TY



**38 Elgar Avenue
Hampton Park
Hereford
HR1 1TY**

Summary of features

- Sought-after residential cul-de-sac.
- Detached three-bedroom house.
- Good parking.
- South facing private rear gardens.
- No onward chain.

Asking price £399,995

Description

A detached 1960's house set in this sought-after close in the Hampton Park suburb of the city. This delightful family home offers spacious accommodation over two floors enjoying two Reception Room, a rear conservatory extension, Kitchen, Utility area with Cloakroom whilst to the First Floor, three bedrooms and shower room. There is good parking to the front along with garage and mature good sized level gardens which are pleasantly private and facing south.

Situation

The property is located at the bottom of this popular cul-de-sac in the Hampton Park area which has good neighbour facilities including shop, church, schooling, bus service and yet still within a mile from Hereford centre main facilities.

Accommodation in more detail as follow:

Accommodation

Double glazed front door leads to-

Double glazed enclosed Porch

With front door through to -

Reception Hall

With stairs to First Floor and door off to -

Sitting Room

Having double glazed window to front, fireplace with gas coal effect fire with tile and timber surround, double glazed window to front, opening through to -

Dining Room

Having double glazed sliding doors out to -

Conservatory

Having double glazed windows, pitched roof, double glazed doors to rear garden.

Kitchen

Having a range of base and eye level units with work surface area inset one a half bowl sink, fridge space, cooker space, double glazed window, door to -

Utility Area

Having plumbing space for washing machine, double glazed door to rear, double glazed window and fitted cupboard.

Cloakroom

WC low flush suite, sink and double glazed window.

From the Reception Hall, stairs lead to the First Floor.

First Floor

Landing

With double glazed window, access to loft.

Bedroom One

Having double glazed window to front, cupboards over the bed area, dressing table with drawers and fitted wardrobes.

Bedroom Two

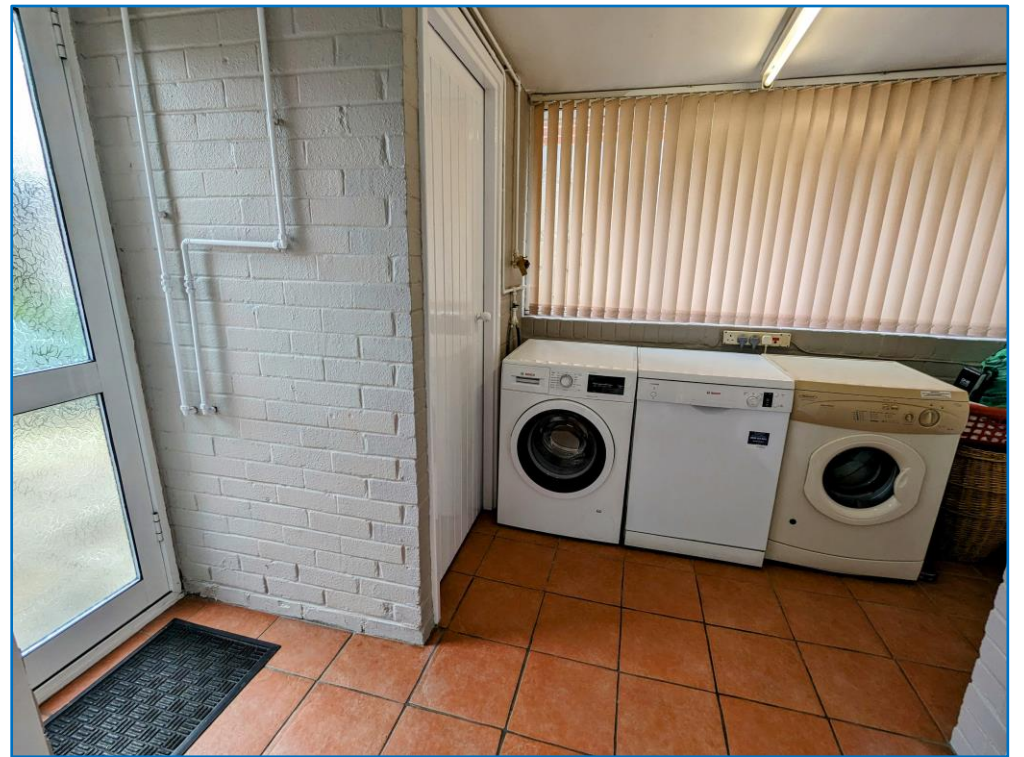
Having double glazed window overlooking rear garden.

Bedroom Three

Being 'L' shaped with double glazed window to front and fitted cupboard.

Shower Room

With shower cubicle, WC low flush suite, wash hand basin, double glazed window, cupboard housing, gas central heating boiler which was replaced about four years ago.





Outside:

To the front of the property is hard standing providing parking for a few cars with a stone chipped easy maintained area with brick circle feature. A side gate leads to the rear. The rear gardens are of good size and pleasantly private enjoying a southerly aspect being enclosed within fencing and mature hedging with various shrubs and bushes. There is a garden shed.

Fixtures and Fittings:

Shed included, carpets and curtains.

Agents Note:

Viewing by appointment only through the selling Agent.

Services:

Mains gas, electricity, water and drainage connected to the property.

Tenure:

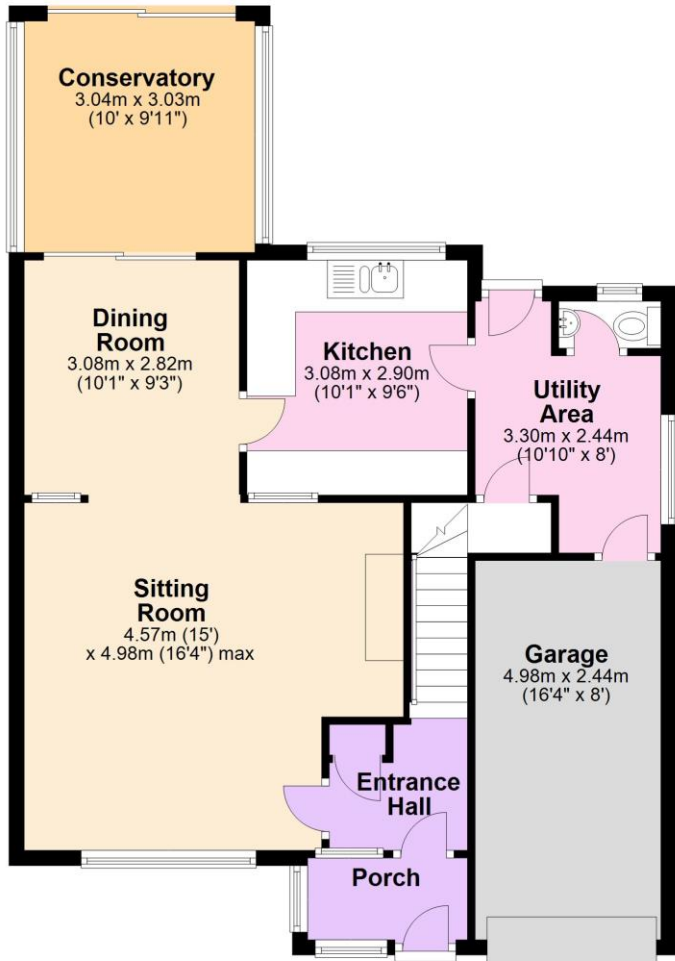
Freehold.

Directions:

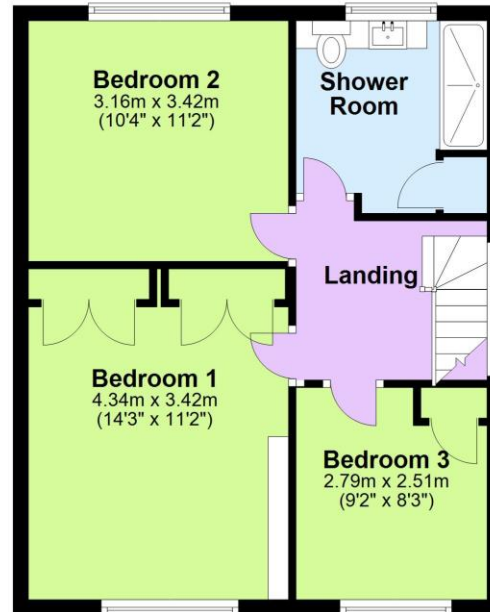
Proceed along St Owens Street passing the fire station on the left hand side onto Ledbury Road and follow until reaching the roundabout. Take the third exit up Hafod Road and at the top turn left onto Old Eign Hill. Take the next right into Elgar Avenue where the property can be seen towards the bottom on the right hand side.



Ground Floor



First Floor



Total area: approx. 124.1 sq. metres (1336.3 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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