



53 Mayne Avenue, Hereford, HR2 6HY



Sunderlands
Residential Rural Commercial



**53 Mayne Avenue
Hereford
HR2 6HY**

Summary of Features

- Terraced house
- Three bedrooms
- Two reception rooms
- Sought after residential area
- Off road parking
- No onward chain
- Well presented throughout

Asking Price £205,000

Nestled in a desirable residential area, this charming terraced house presents an excellent opportunity for first-time buyers and property investors alike. The property boasts a well-presented interior, ensuring a welcoming atmosphere from the moment you step inside. Comprising two spacious reception rooms, this home offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it ideal for families or those seeking extra room for guests or a home office. The single bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this sought-after area. With no onward chain, the process of moving in can be swift and hassle-free, allowing you to settle into your new home without delay.

Location

Located just south of the city centre of Hereford in the popular residential area of Lower Bullingham. There are local amenities within walking distance including public house, hairdressers, co-op, Tesco and a fish and chip shop. The city centre can be accessed via walking through the King George V playing fields by the swimming baths/leisure centre and gym. Hereford city has recently had the fantastic Old Market development with Waitrose supermarket, a range of restaurants, department stores and a six screen Odeon cinema.

Accommodation

The well presented accommodation comprises: Entrance hall, living room, dining room, kitchen, cloakroom, three bedrooms and a family bathroom.

Entrance hall

Stairs rise to the first floor with storage space underneath, access to all principal ground floor rooms and access to the cloakroom.

Living room

Spacious room with double glazed window to the front aspect, central electric fire and door leading to the dining room.

Dining room

Accessed from the kitchen or living room, storage cupboard next to the external door leading to the garden and double glazed window overlooking the rear aspect.

Kitchen

the kitchen is fitted with a range of light wood effect wall and base units with working surfaces over. Space for an electric double oven with ceramic hob over. Tall pantry

cupboard with extensive shelving, double glazed window with pleasant outlook across the rear garden. Recess and plumbing for washing machine.

Cloakroom

With a white suite comprising low level WC and wash basin. Large useful storage cupboard with shelving. Small free standing storage cupboard and double glazed window with obscured glass.

First floor

Bedroom one

A double bedroom with fitted wardrobe, double glazed window overlooking the rear garden.

Bedroom two

A double bedroom with fitted wardrobe, double glazed window overlooking the front aspect.

Bedroom three

Which could be adapted to a home office but also fitted with a single wardrobe and double glazed window to the rear aspect.

Bathroom

White suite comprising bath with electric shower over, pedestal wash basin and low level WC. Double glazed window with obscured glass.

Outside

The front garden is principally laid to lawn with some established shrubs. The rear garden has a paved patio area and paved path leading to the rear gate and is mainly laid to lawn with flower and shrub borders. Useful garden shed.

Parking

The property benefits from one allocated parking space which can be located opposite the property on the other side of the road.

Services

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

Ground rent - Approximately £450 annually.

Herefordshire council tax band - B.

Tenure - Freehold



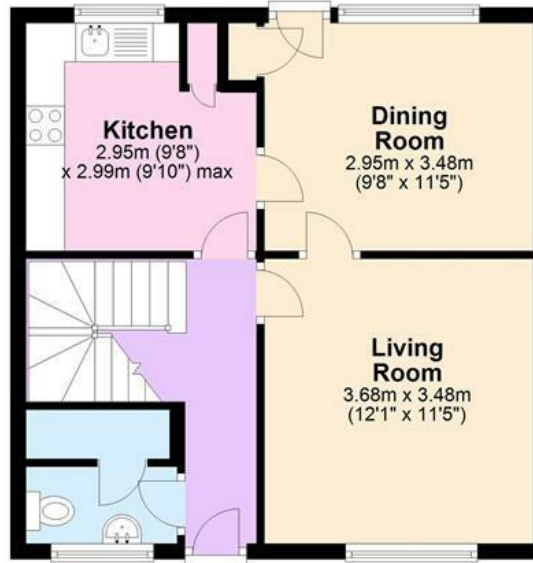


Directions

From central Hereford head south on the A49. At the Broadleys crossroads turn left at the traffic lights onto Holme Lacy Road. Proceed for approximately half a mile, continuing over the mini roundabout and after a short distance take the right hand turning onto Winston Road and then turn left onto Manor Road. At the end of Manor Road turn left following the road around the corner and the parking space for 53 Mayne Avenue will be found on the left hand side. The property will be located on the opposite side of the road down a short pathway.



Ground Floor



First Floor



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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