



22 BEAUFORT AVENUE HEREFORD HR2 7QD

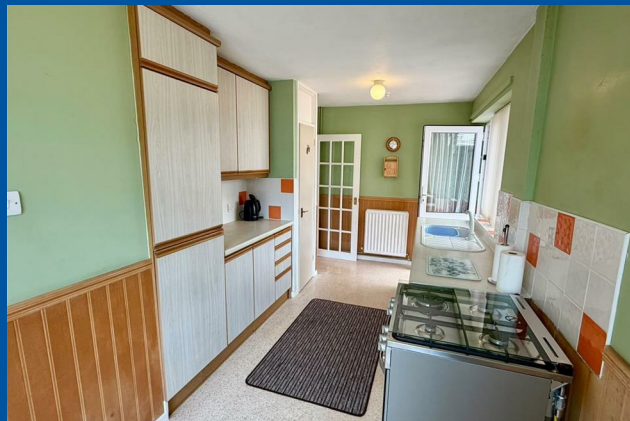
Asking Price £269,950
FREEHOLD

Peacefully situated on the southern outskirts of the City, a deceptively spacious 2 bedroom detached bungalow offering ideal retirement accommodation. The property is offered for sale with no onward chain and has the added benefit of gas central heating, double glazing, generous sized living accommodation, good sized private rear garden, garage and ample parking. To fully appreciate this property we strongly recommend an internal inspection



22 BEAUFORT AVENUE

- On southern outskirts of the City • Spacious 2 bedroom extended detached bungalow • Private southwest facing garden • Ideal for retirement • No onward chain



In more detail the accommodation comprises

Entrance Porch with glazed windows and entrance door through to

Reception Hall

With fitted carpet, useful store cupboard and door to

Large Lounge

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds, feature fireplace with hearth, display mantel and built-in gas coal effect living flame fire. Archway to

Dining Room

With fitted carpet, radiator, double glazed window to front aspect and further double glazed window to the rear with vertical blinds.

Kitchen/Breakfast Room

With single drainer sink unit with mixer tap over, wall and base cupboards, work surfaces with splashbacks, double radiator, partial panelled walling, useful store cupboard also housing the updated Worcester gas central heating boiler, double glazed window and door to the side, access door from the Entrance Hall, space for breakfast table, double glazed window to the front aspect with vertical blinds and space for appliances.

Inner Hallway

With fitted carpet, access hatch to loft space and door to

Bedroom 1

With fitted carpet, radiator, decorative wall, built-in

double wardrobe and double glazed window to the rear with vertical blinds.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear with vertical blinds and built-in double wardrobe.

Bathroom

With suite comprising panelled bath with shower unit over, pedestal wash hand basin, low flush WC, double glazed window with blind and radiator.

Outside

To the front and side of the property is a good sized lawned garden with driveway to the side providing off-road parking and leading down to the GARAGE with up and over door, power and light points, ample storage space and door to the rear.

To the immediate side of the property is a covered paved area with outside tap and rear access door to the garage.

To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space leading to the remainder of the garden which is laid to lawn bordered by flowers and shrubs, all well enclosed by fencing and trees to maintain privacy. There is also a useful side access gate, SUMMER HOUSE, TIMBER GARDEN SHED and fish pond.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed south out of Hereford City on the A49 Ross Road. Turn right onto Mayberry Avenue, then turn immediately left into Marlbrook Road. After approximately ½ mile turn left into Beaufort Avenue.

Viewing

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

Money Laundering Regulations

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

Tenure & Possession

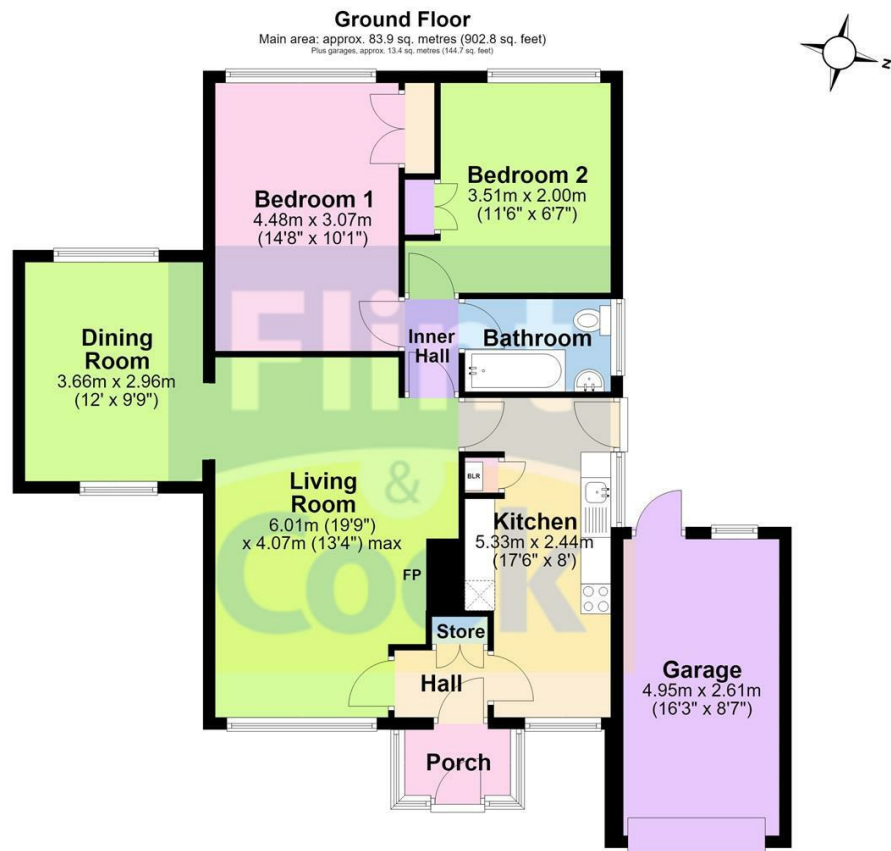
Freehold - vacant possession on completion.

Residential lettings & property management

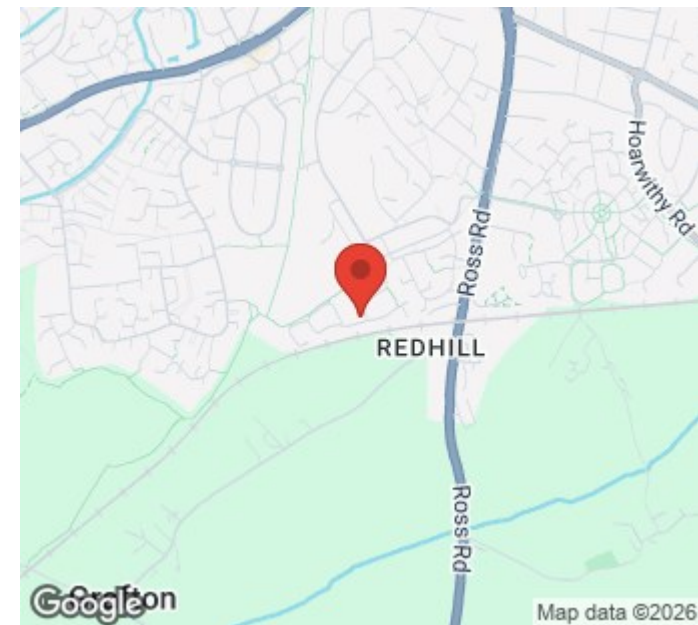
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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Main area: Approx. 83.9 sq. metres (902.8 sq. feet)
Plus garages, approx. 13.4 sq. metres (144.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Hereford Council Tax Band: D

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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