



52 HILLSIDE AVENUE

HEREFORD HR2 7LQ

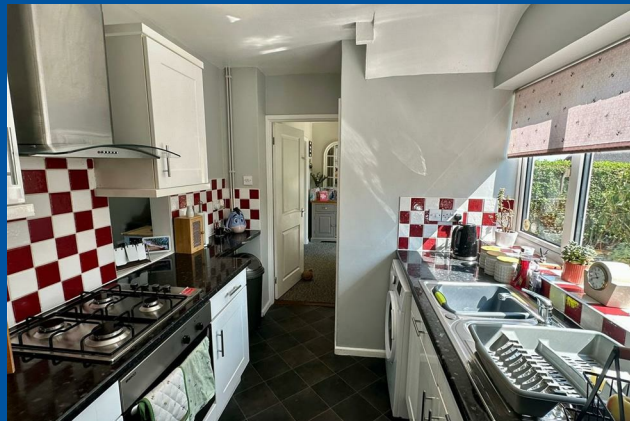
£215,000
FREEHOLD

Pleasantly situated in this well established residential location, a deceptively spacious 3 bedroom terraced house offering ideal first time buyer/family accommodation. The property, which is well presented throughout has the added benefit of gas central heating, double glazing, a good sized rear garden, no onward chain and we recommend an internal inspection.



52 HILLSIDE AVENUE

- Within easy reach of the city centre
- Spacious mid-terraced house
- Gas central heating & double glazing
- 3 good sized bedrooms
- Private west facing rear garden
- Ideal family home



Canopy Porch

With double glazed entrance door through to the

Reception Hall

With fitted carpet, radiator, carpeted staircase to the first floor, under stairs storage area and door to the

Kitchen

With a range of wall and base cupboard, work surfaces with splashbacks, 1 ½ bowl sink with mixer tap, built in single oven and 4 ring gas hob with cooker hood over, double glazed window to the front aspect, space and plumbing for washing machine, radiator, serving hatch through to the living room and door to the

Side Passage/Utility Area

With radiator, door to the front, useful pantry style cupboard with shelving, work surface with space and plumbing below for tumble dryer, power and light points, space for upright fridge/freezer and double glazed door to the rear garden.

Living Room

With fitted carpet, double radiator, fireplace with hearth and display mantel over, gas fire (not working) and large double glazed sliding patio door to the rear garden.

First Floor Landing

With fitted carpet, access hatch to loft space, double glazed window to the front aspect. And doors to

Bedroom 1

With fitted carpet, double radiator, double glazed

window overlooking the rear garden, built in single wardrobe and store cupboard also housing the gas central heating boiler.

Bedroom 2

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

Bedroom 3

With fitted carpet, radiator and a double glazed window to the front aspect.

Bathroom

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

Outside

To the front of the property there is a lawned garden enclosed by hedging and fencing for privacy, with flower borders and a paved pathway leading to the front entrance door.

To the immediate rear of the property is a large area laid to chippings - ideal for entertaining, this leads to the main garden which is laid to lawn, well enclosed by high fencing and hedging for privacy and with a useful timber garden shed and feature trees. To the front of the property is a lawned garden, enclosed by hedging and fencing with flower borders and a paved pathway leading to the front entrance door.

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 on the A49 Ross Road, after crossing the traffic lights at the old Broad Leys public house, take the first turning right into Pencroft Road and then first left into Hillside Avenue.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

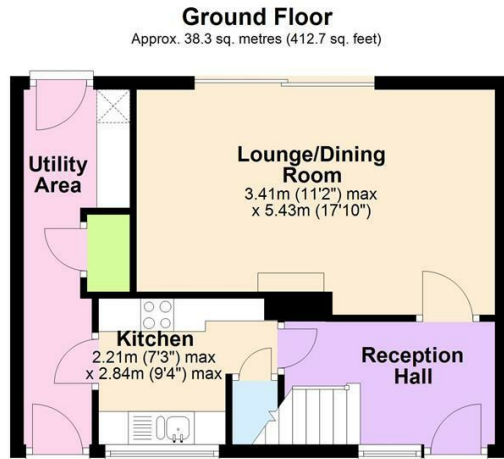
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

52 HILLSIDE AVENUE





Total area: approx. 76.7 sq. metres (825.4 sq. feet)

52 Hillside Avenue, Hereford

EPC Rating: C Herefordshire Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

