



Mayne Avenue, Hereford

Guide Price £165,000

## Mayne Avenue, Hereford

A 2 Double Bedroom Mid Terrace House on Mayne Avenue, Hereford, Offered With No Onward Chain and presenting an excellent opportunity for buyers looking to update and add value.

The property is arranged over two floors and offers a practical and well-proportioned layout. On the ground floor, the entrance hall provides useful storage beneath the stairs, leading through to a good sized sitting room.

The kitchen/dining room is a generous space, running the full length of the house at nearly 20 feet, fitted with a range of wall and base units, integrated double oven and hob, and French doors opening directly onto the decked terrace and garden beyond.

Upstairs, two well-proportioned double bedrooms are served by a bathroom fitted with a bath and overhead shower, and a separate WC off the landing. Both bedrooms benefit from fitted wardrobes, with the principal bedroom measuring just over 13 feet in length.





## Outside

The enclosed rear garden includes a decked area immediately off the kitchen, with a lawned section beyond and gated rear access. To the front, the property sits within a communal green setting.

The house is being sold with no onward chain and is ready for full refurbishment, representing a straightforward opportunity to create a comfortable and contemporary home in a convenient residential location within easy reach of Hereford city centre.



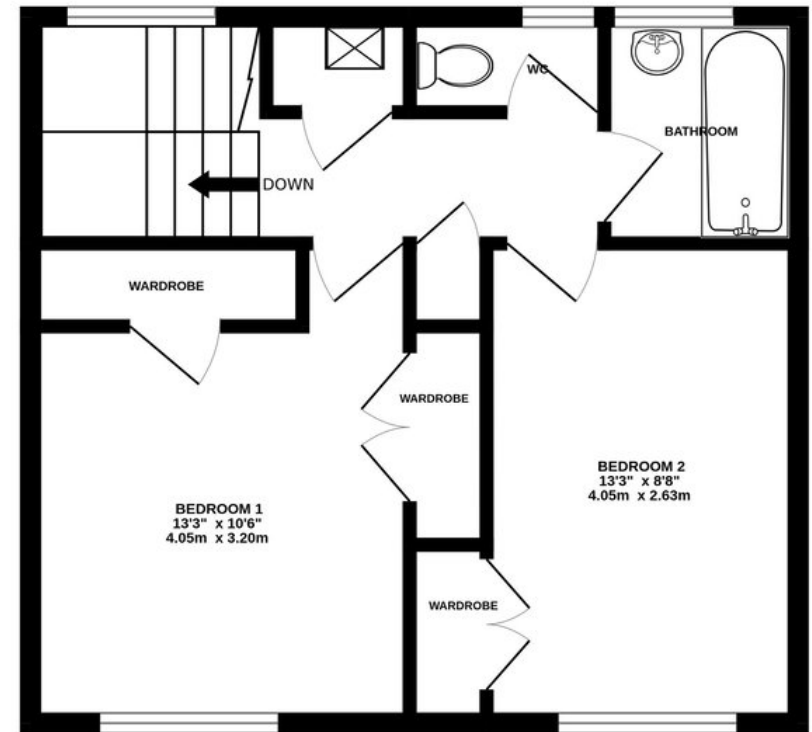
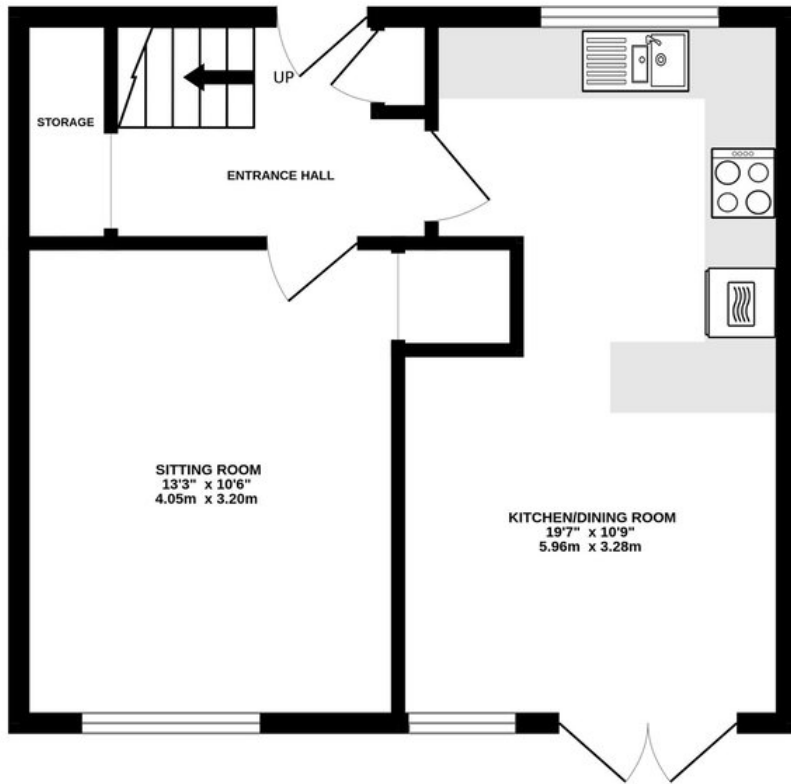
## Practicalities

Herefordshire Council Tax Band 'B'  
Gas Central Heating  
Double Glazed Throughout  
All Mains Services  
Fibre Broadband Available



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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