



30 HAYDOCK AVENUE

BOBBLESTOCK, HEREFORD HR4 9LZ

Asking Price £180,000
FREEHOLD

Situated in this popular residential location and being sold with the benefit of a no onward chain, a modern terraced two double bedroom property offering an ideal purchase for first time buyers or investors. The property benefits from gas central heating, double glazing and an enclosed garden. A viewing is highly recommended.



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- Two double bedrooms • Terraced house • Popular residential location • Gas central heating & double glazing • Sold with no onward chain • Ideal for a first time buyer/ investor



Ground Floor

With entrance door leading into the

Entrance Hall

With entrance door leading into the

Kitchen

Fitted with a range of wall and base units, ample work surfaces and tiled splash backs, stainless steel sink and drainer unit, under counter space and plumbing for a washing machine, space for a freestanding fridge/freezer, freestanding cooker with gas hob and electric oven, there is a double glazed window to the front, ceiling light point and serving hatch into the living room.

Lounge/Dining Room

A spacious lounge/diner with double glazed french doors opening out to the rear garden, fitted carpet, two ceiling light points, radiator and useful under stair storage cupboard.

First Floor Landing

With fitted carpet, smoke alarm, ceiling light point, loft hatch and doors to

Bedroom One

A spacious main bedroom with fitted carpet, a central ceiling light point, radiator, double glazed window to the rear aspect two double fitted wardrobes.

Bedroom Two

A spacious main bedroom with fitted carpet, a central ceiling light point, radiator, double glazed window to the rear aspect two double fitted wardrobes.

Bathroom

A modern three piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin, low level w/c, radiator and ceiling light point.

Outside

To the rear there is a small paved patio area leading to a small area of lawn enclosed by fencing and hedging. There is also the benefit of a rear access gate. To the front a small courtyard laid to stone for ease and low maintenance.

Directions

Proceed west out of Hereford along Whitecross Road, at the roundabout take the fourth exit onto Yazor Road, at the next roundabout take the first exit left onto Grandstand Road. Proceed past the shops and take the right hand turning opposite the playing field onto Haydock Avenue.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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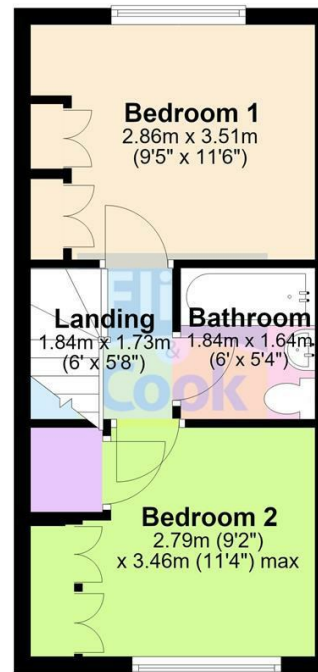
Ground Floor

Approx. 26.7 sq. metres (287.4 sq. feet)



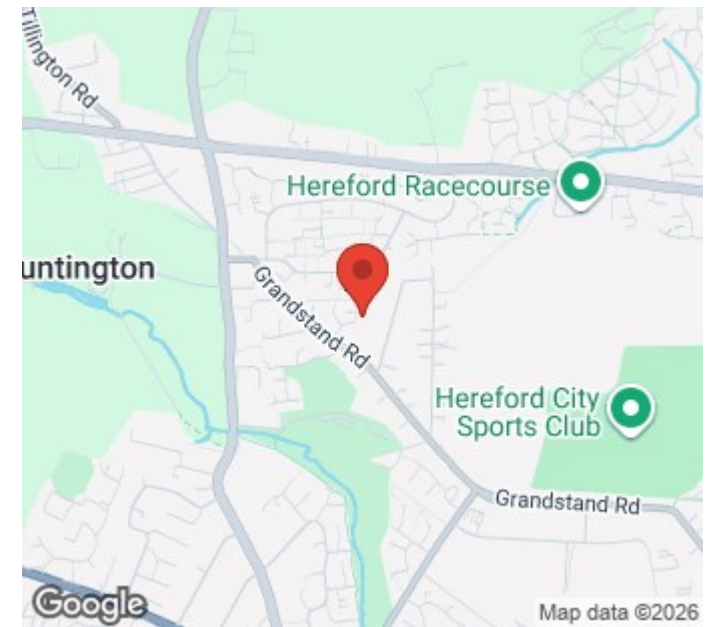
First Floor

Approx. 26.7 sq. metres (287.8 sq. feet)



Total area: approx. 53.4 sq. metres (575.2 sq. feet)

EPC Rating: C Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	75	
(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

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