



52 CENTRAL AVENUE

HEREFORD HR1 2JU

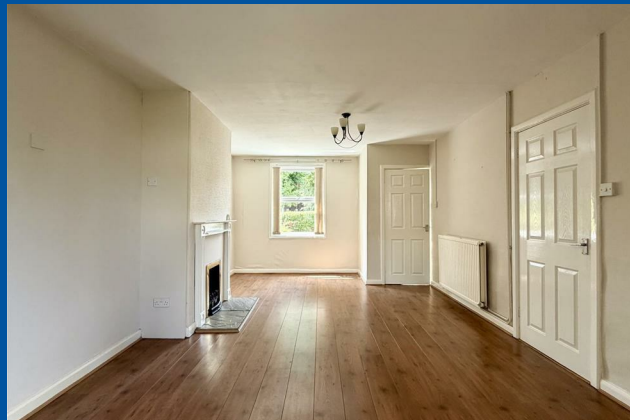
£259,950
FREEHOLD

Situated within this popular and convenient central location, an older-style three bedroom mid terraced home offering an ideal purchase for a first time buyer or small family and being sold with the added benefit of no onward chain. The property benefits from driveway parking and a good sized enclosed rear garden. A viewing is highly recommended.



52 CENTRAL AVENUE

- Three bedroom terraced home
- Popular residential location
- Driveway parking & good sized garden
- Ideal for a first time buyer/ small family
- Sold with no onward chain
- Gas central heating & double glazing



Ground Floor

With upvc entrance door into the

Entrance Porch

With fitted carpet, double glazed windows with all-round blinds and entrance door into the

Entrance Hall

With fitted carpet, ceiling light point, carpeted stairs leading up, radiator and doors leading into

Living Room

A spacious lounge with a double glazed window to the front aspect, central ceiling light, radiator, wood effect flooring, a door leading into the kitchen and a large opening into the

Snug/Playroom

A flexible space with two double glazed windows to the rear, central ceiling light, radiator and wood effect flooring.

Kitchen/Dining Room

A spacious kitchen/dining area with fitted wall and base units with ample work surface space over, stainless steel sink and drainer unit, under counter space for a washing machine, space for a freestanding cooker, space for a freestanding fridge/freezer, dual aspect double glazed windows and door to the rear garden, wall mounted gas central heating boiler, radiator, ample space for dining and three ceiling light points.

First Floor Landing

With fitted carpet, smoke alarm, three ceiling light

points, radiator, loft hatch, double glazed window, airing cupboard with fitted shelving and radiator, doors lead into

Bedroom One

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and triple fitted wardrobe.

Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and double fitted wardrobe.

Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Shower Room

A modern fitted shower room comprising a large walk in shower with panelled surround and mains fitment shower head over, pedestal wash hand basin with panelled splash back, low flush w/c, radiator and double glazed window.

Outside

To the rear there is a good sized paved patio area with wooden pergola, there is a good sized area of lawn with a concrete pathway leading down to a further patio space, there are borders of plants and shrubbery. The rear garden is enclosed by fencing, has a useful wooden storage shed and a side access gate leading to the front.

To the front there is a good sized brick paviour driveway, part enclosed by hedging, with space for a minimum 2 cars. To the side there is a shared access pathway which leads to the rear of no.52 and the neighbouring property.

Directions

Proceed East out of Hereford City Centre along Blueschool Street, Bath Street continuing into St Owen Street turning left after passing the Fire Station into Turner Street. At the mini roundabout turn left into Central Avenue. No 52 is on the right after approximately 50 yards.

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 (metered supply) 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.

52 CENTRAL AVENUE





EPC Rating: Hereford Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

