



12 DINEDOR AVENUE HEREFORD HR2 6DW

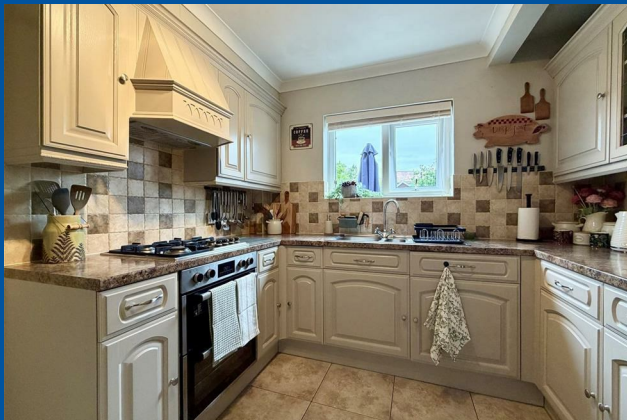
£275,000
FREEHOLD

Situated in this popular residential location south of Hereford City, a well presented and extended older style three bedroom semi detached property offering ideal first time buyer/ family accommodation. The property which has been extended to the ground floor benefits from three reception rooms, a modern kitchen & shower room, useful utility, side porch and three bedrooms. The property also benefits from driveway parking, an enclosed rear garden, double glazing and gas central heating. A viewing is highly recommended.



12 DINEDOR AVENUE

- Well presented throughout • Older style semi detached house • Three bedrooms, three receptions • Driveway parking and enclosed rear garden • Ideal for a first time buyer/ small family • Must be viewed!



Ground Floor

With recessed entrance porch and entrance door leading into the

Entrance Hall

With wood effect flooring, radiator, ceiling light point, space for coats, carpeted stairs leading up with useful under stair storage cupboard and doors leading into the

Kitchen

A well presented fitted kitchen comprising a range of fitted wall and base units, there is ample work surface space over with tiled splash backs. There is a stainless steel 1 1/2 bowl sink and drainer unit, four ring gas hob with extractor over and double oven below, there is space for a freestanding fridge/freezer, a double glazed window to the rear aspect, tiled floor, radiator and a door out to the utility room.

Dining Room

A light and airy dining space with wood effect flooring, radiator, central ceiling light, an array of fitted book shelves, a large opening into the living room and double glazed french doors out to the conservatory.

Living Room

With a half bay double glazed window to the front aspect, central ceiling light, coving and a feature coal effect gas fireplace.

Conservatory

With wood effect flooring, central ceiling light and fan, fitted bookcase, wall mounted electric heater and

double glazed windows and french doors leading out to the rear garden.

Utility Room

A useful space with fitted wall and base cupboards, further work surface space with under counter space and plumbing for a washing machine and tumble dryer, a wall mounted gas central heating boiler, a door put to the rear and door leading into the

Side Porch

Comprising a range of fitted wall and base units with ample work surface space over, a door to the side aspect and a door to the front. A fantastic space for storage or something that could be converted into a useful home working space.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, double glazed window and doors leading to

Bedroom One

A spacious main bedroom with fitted carpet, half double glazed bay window to the front aspect, central ceiling light, part panelled wall, radiator, picture rail, coving and ample space for wardrobes.

Bedroom Two

Another spacious double bedroom comprising fitted carpet, central ceiling light and fan, airing cupboard, picture rail, radiator, double glazed window to the rear aspect and an array of fitted wardrobes and drawers.

Bedroom Three

A single bedroom that could be utilised as a dressing room or home office with fitted carpet, ceiling light, radiator and double glazed window to the front aspect.

Shower Room

Comprising a walk in shower with mains fitment shower head over and panelled surround, wash hand basin with storage below and to the side, low flush w/c, heated towel rail and double glazed window.

Outside

To the rear there is a beautifully landscaped garden with a paved patio perfect for entertaining, a good sized area of lawn, borders with ornamental plants and shrubbery. There are two useful storage sheds and is enclosed by a mix of fencing and brick walling. There is an outside tap and external power points.

To the front there is a brick paved driveway providing off road parking part enclosed by brick walling.

Directions

Proceed south out of Hereford over Greyfriars bridge heading towards Ross on Wye, taking the left hand turning at the Broadley's Pub on to Holme Lacy Road, then taking the first right hand turning onto Dinedor Avenue, the property is situated on the right hand side.

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.

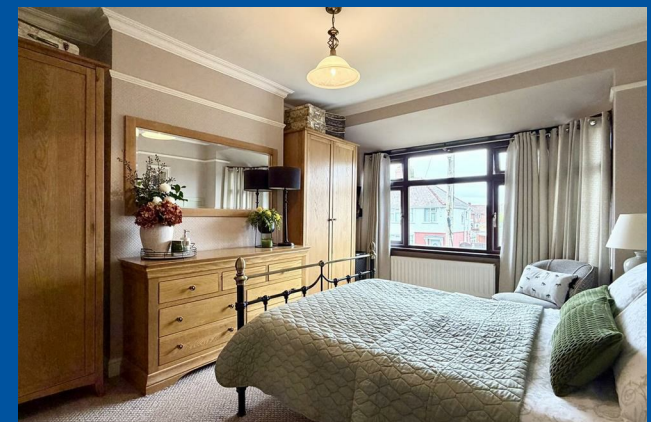
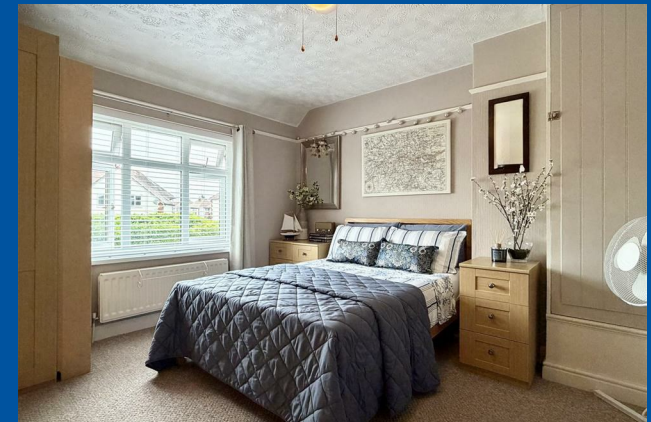
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 106.8 sq. metres (1149.1 sq. feet)

12 Dinedor Avenue, Hereford

EPC Rating: D Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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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