# 22 SYCAMORE AVENUE

## BELMONT, HEREFORD HR2 7GA

**Asking Price £259,500**

**FREEHOLD**

Peacefully situated on the southern outskirts of the city, a deceptively spacious 4 bedroom, 3 storey house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, ensuite shower room, generously sized living accommodation, single garage and driveway, and to fully appreciate this property we strongly recommend an internal inspection.

Flint & Cook

# 22 SYCAMORE AVENUE

• Outskirts of the city • Spacious 4 bedroom, 3 storey house • Large fitted kitchen/breakfast room • Ensuite shower room • Garage & tandem length double drive

### Recessed Porch

With an outside light, meter cupboard and door to the

### Reception Hall

With laminate flooring, radiator, central heating thermostat, coved ceiling, recessed spot lighting, stairs to the first floor and door to the

### Downstairs Cloakroom

With low flush WC, pedestal wash hand basin with tiled splashback, radiator, laminate flooring and extractor fan.

### Kitchen/Breakfast Room

With an extensive range of wall and base cupboards, ample work surfaces with splashbacks, 1 ½ bowl sink with a mixer tap, tiled floor, 2 radiators, space for a breakfast table, wall-mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer, built in dishwasher, fridge/freezer and double oven with 4 ring gas hob, splash back and cooker hood over, double-glazed double French doors to the rear patio and garden with vertical blinds.

### Study/Dining Room

With fitted carpet, radiator and a double glazed bay window to the front aspect with Venetian blinds.

### First Floor Landing

With fitted carpet, radiator and doors to

### Lounge

A light and airy room with fitted carpet, 2 radiators, coved ceiling, feature fire surround with hearth and display mantel, double glazed bay window to the front aspect with Venetian blinds with further double glazed window to the side.

### Bedroom 1

With fitted carpet, radiator, 2 double glazed windows to the rear with Venetian blinds, built in double wardrobe and door to the

Ensuite Shower Room

With corner shower cubicle, low flush WC, pedestal wash hand basin with shaver socket over, tiled floor, partially tiled wall surround, recessed spotlighting, ladder style radiator and extractor fan.

### Second Floor Landing

With fitted carpet, radiator, access hatch to the loft storage space and doors to

### Bedroom 2

With fitted carpet, radiator, double glazed window to the rear with Venetian blind and space for wardrobes.

### Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect with Venetian blind.

### Bedroom 4

With fitted carpet, radiator and double glazed window to the front aspect with Venetian blind.

### Bathroom

Fitted with a suite comprising bath with hand held shower attachment over and partially tiled wall

surround, low flush WC, pedestal wash hand basin, recessed spotlighting, ladder style towel rail/radiator, wall mirror and extractor fan.

### Outside

To the front is an enclosed garden with a paved pathway leading to the front entrance door. To the rear of the property there is a paved patio area with a pergola providing the perfect entertaining space with the remainder of the garden being laid to lawn, bordered by flowers and shrubs, all enclosed by fencing to maintain privacy. There is a useful garden shed and a path leading to the rear of the garage.

Situated a short distance away is a double length driveway providing off-road parking for 2 vehicles leading to the

Garage with up and over door, power and light points and door to the rear.

### 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 A465 (Belmont Road), at the Tesco roundabout, turn left onto Southolme Road, first right onto Westholme Road, after approximately 400 yards turn left into Mulberry Close and then continue into Sycamore 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.

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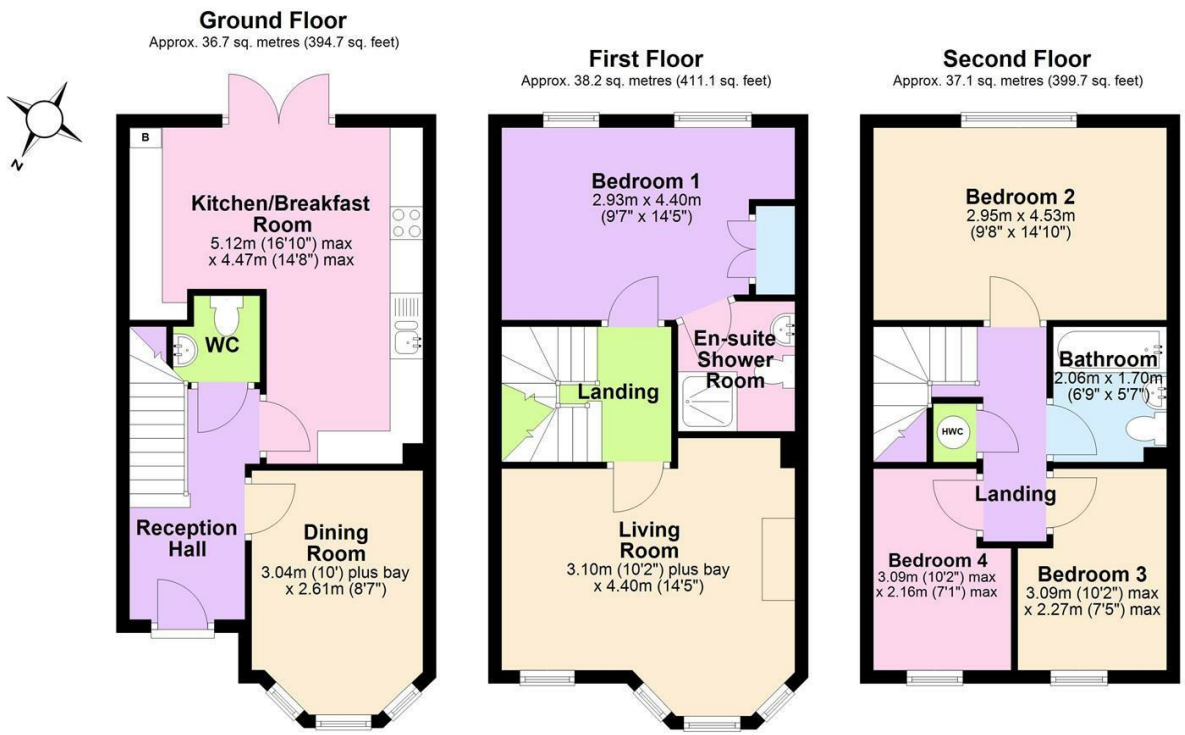
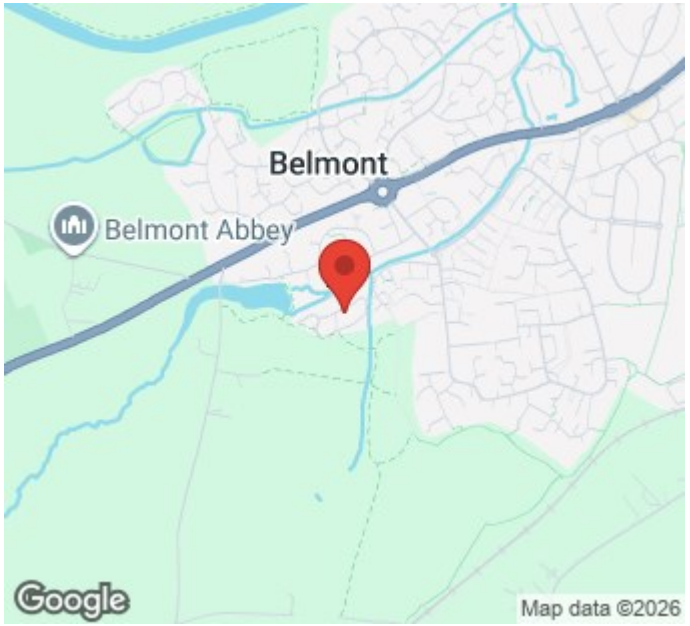
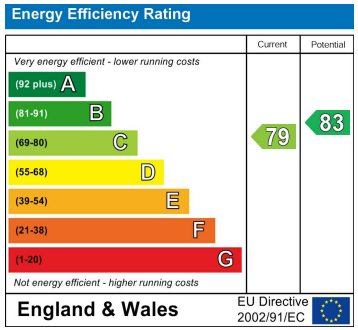



Total area: approx. 112.0 sq. metres (1205.5 sq. feet)

**22 Sycamore Avenue, Hereford**




## EPC Rating: C  Herefordshire Council Tax Band: D

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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