



**38 HEWITT AVENUE**  
HEREFORD HR4 0QR

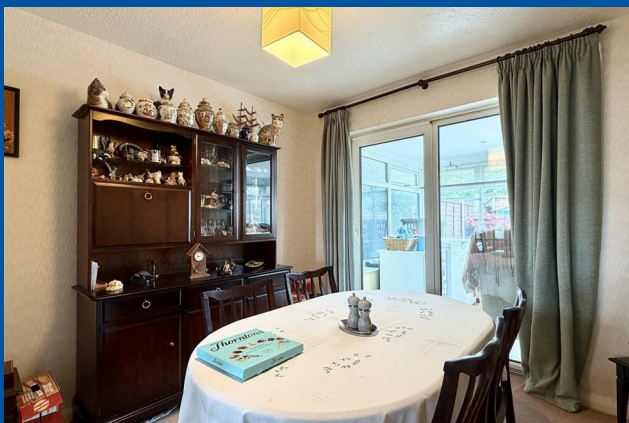
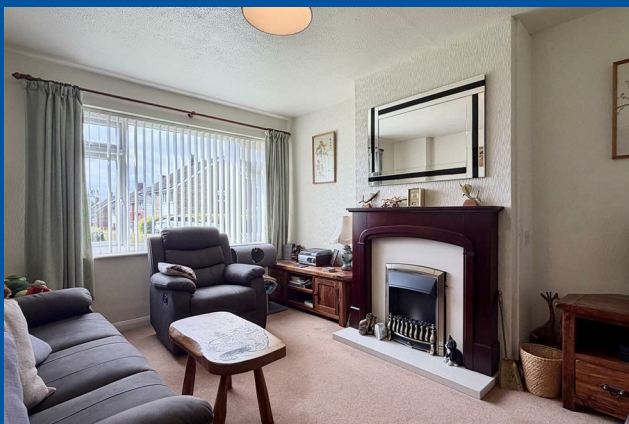
**£280,000**  
FREEHOLD

Situated in this popular residential location, a three bedroom semi detached house offering ideal first time buyer/small family accommodation. The property benefits from gas central heating, double glazing, front & rear gardens and a single garage. A viewing is highly recommended.



# 38 HEWITT AVENUE

- Ideal for first time buyers
- Three bedrooms,
- two receptions & conservatory
- Semi detached house
- Popular residential location
- Gas central heating & double glazing
- Must be viewed!



## Ground Floor

With double glazed entrance door leading into the

### Entrance Porch

With wood effect flooring and part glazed door into the

### Entrance Hallway

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

### Living Room

With fitted carpet, radiator, central ceiling light, large double glazed window to the front aspect, electric fireplace with feature surround and sliding doors leading into the dining room.

### Kitchen

Comprising fitted wall and base units, ample work surface space over and tiled splash backs, sink and drainer unit, four ring gas hob, double electric cooker, under counter space for a fridge, ceiling light point and further under cupboard lighting, double glazed window to the side aspect and doors leading into the dining room and conservatory.

### Dining Room

With fitted carpet, radiator, central ceiling light and tilt and slide door leading into the conservatory.

### Conservatory

With vinyl flooring, radiator, ceiling light points, space and plumbing for a washing machine, double glazed windows and door out to the rear garden.

## First Floor Landing

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

### Bedroom One

A spacious double bedroom with large double glazed window to the front aspect with far reaching views, fitted carpet, radiator, central ceiling light, airing cupboard housing the gas central heating boiler and further space for wardrobes.

### Bedroom Two

A second double bedroom comprising fitted carpet, ceiling light point, radiator and large double glazed window to the rear aspect.

### Bedroom Three

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

### Shower Room

A modern suite comprising a large walk in corner shower with electric shower head over and tiled surround, low flush w/c, vanity wash hand basin, double glazed window, chrome heated towel rail and tiled floor.

### Outside

To the front there is a good sized area of lawn with concrete pathway leading to the front door & side access gate. To the rear there is a paved patio, a raised decked area, area of lawn, useful greenhouse and a

concrete pathway providing access to the single garage and rear access gate.

Single garage accessed to a private driveway to the rear with light, power, personal door to the side and opening doors to the front.

To the front a good sized area of lawn with concrete pathway leading to the rear.

### **Directions**

Proceed west out of Hereford City along Whitecross Road and, at the Monument roundabout, take the 2nd exit straight over onto Kings Acre Road. Continue along Kings Acre Road until the left turning for Stretton Close and Carroll Avenue. Continue into Hewitt Avenue and the property is situated directly ahead.

### **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.

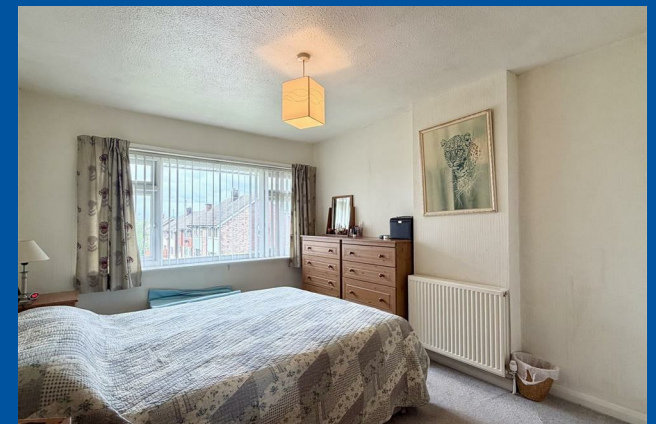
### **Tenure & Possession**

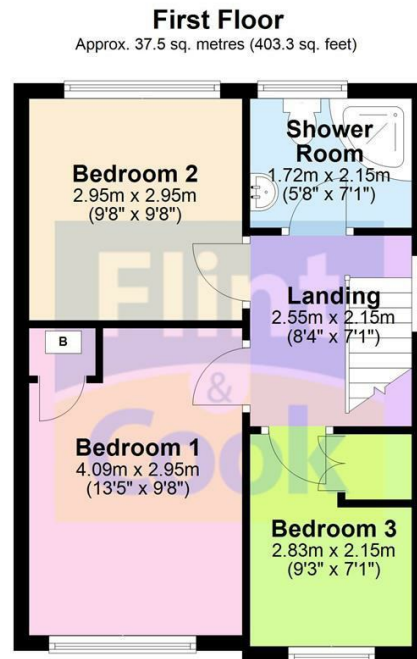
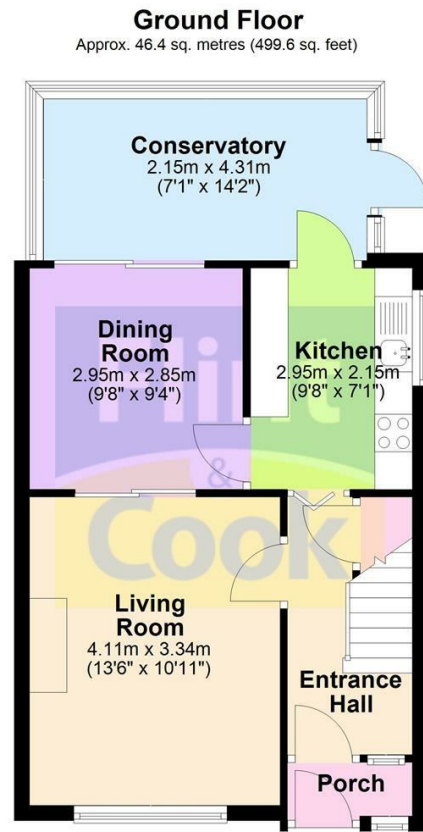
Freehold - vacant possession on completion.

### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

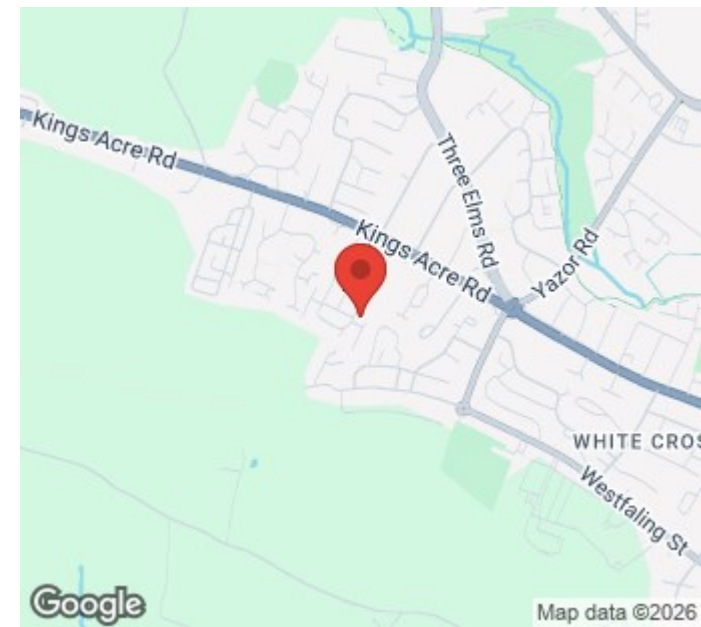
## 38 HEWITT AVENUE





Total area: approx. 83.9 sq. metres (902.9 sq. feet)

**EPC Rating: C Hereford Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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