



40 ALEXANDRA AVENUE
HEREFORD HR1 1HH

£250,000
FREEHOLD

Situated in this popular and convenient residential location, an extended three bedroom semi detached property with driveway parking, carport, garage and enclosed rear garden offering an ideal home for first time buyers or families. A viewing is highly recommended.



40 ALEXANDRA AVENUE

- Convenient residential location
- Driveway parking & single garage
- Three bedroom semi detached house
- Ideal first time buyer/ family home
- Must be viewed!
- Modern shower room & downstairs W/C



Ground Floor

With canopy porch and entrance door into

Entrance Hall

With vinyl flooring, ceiling light point, stairs leading up, wall mounted fuse box, ceiling light point and door into

Living Room

With wood effect flooring, central ceiling light, radiator, double glazed window to the front aspect, feature fireplace with cabinetry to either recess and opening into the

Kitchen/Breakfast Room

Comprising a range of fitted wall and base units with work surface space over, stainless steel sink and drainer unit, four ring gas hob with extractor over, and electric oven, space for a freestanding fridge/freezer and under counter space for a washing machine, useful storage cupboard, radiator, ample space for a small dining table, double glazed window to the rear aspect, and two openings into the dining space/ garden room and into the

Side Porch

With under stair storage, ceiling light point, door out to the carport and door into the

Downstairs W/C

With low flush w/c, part tiled surround, vinyl flooring, double glazed window and ceiling light point.

Garden Room

With wood effect flooring, central ceiling light, two wall lights, double glazed windows and door out to the rear.

First Floor Landing

With wood effect flooring, two ceiling light point, radiator, double glazed window to the side aspect, useful storage space, loft hatch and doors into

Bedroom One

A spacious double bedroom with wood effect flooring, radiator, ceiling light point, double glazed window to the front aspect and fitted wardrobes with mirrored doors.

Bedroom Two

A second double bedroom with wood effect flooring, radiator, recess spotlights, double glazed window to the rear aspect and built in wardrobe with hanging rail and shelf.

Bedroom Three

With wood effect flooring, ceiling light point, radiator and double glazed window to the rear aspect.

Shower Room

A modern suite comprising large walk in shower with panelled surround and electric shower fitment over, wash hand basin with mirrored wall cabinet over, low flush w/c, radiator and double glazed window.

Outside

To the front there is a double width tarmac driveway with access to the front door, double doors opening to the carport with access to the garage. There is a raised bed laid with bark for ease and law maintenance and the front is part enclosed by brick

walling. To the side there is a large covered carport with two access doors into the house, power points, tap, double doors into the garage and door out to the rear garden. The rear garden is south east facing making it an ideal suntrap and is made up mostly of patio and raised beds with a useful greenhouse and is enclosed by fencing.

Single Garage

With double opening doors to the front, light, power and single glazed window.

Directions

Proceed north out of Hereford along Edgar Street, at the roundabout take the third exit onto Newtown Road and at the next roundabout take the first exit heading over the bridge, take the first exit and then the immediate left onto Kingsway. Take the second right turning onto Alexandra 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

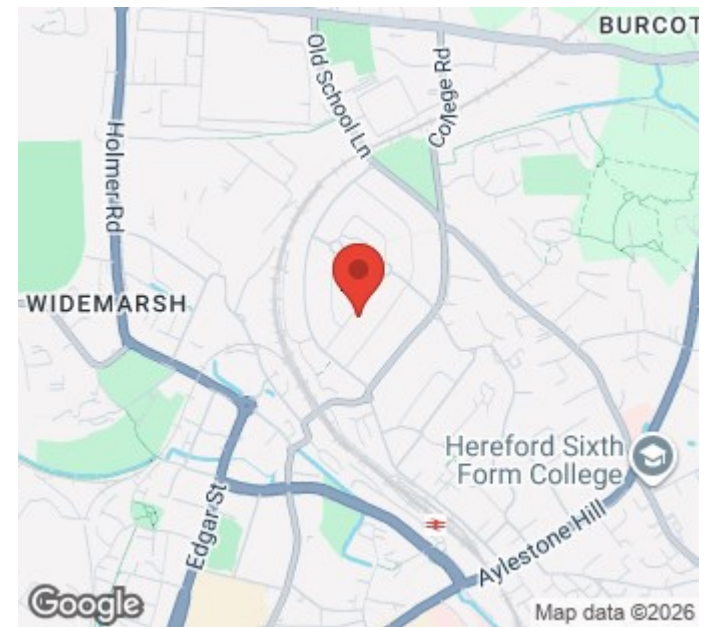
Freehold - vacant possession on completion.

Viewing Arrangements


Strictly by appointment through the Agent (01432) 355455.

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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

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