





7 GEOFFREY AVENUE

HEREFORD HR1 1BZ

Asking Price £372,000

FREEHOLD

Situated in this sought after residential area with fantastic access to a range of amenities, a newly refurbished three bedroom detached home offering ideal family accommodation and being sold with the added benefit of no onward chain. The property which has been tastefully updated throughout benefits from gas central heating, double glazing, ample parking to the front, single garage and a good sized rear garden. A viewing is highly recommended.

Flint & Cook

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• Newly renovated detached house • Three bedrooms, modern bathroom and downstairs cloakroom • Garage, driveway & good sized garden • Ideal family home • Sought after residential location • Sold with no onward chain!





Ground Floor

With entrance door leading into the

Entrance Porch

With wood flooring, ceiling light point and composite entrance door leading into the

Entrance Hall

With wood effect flooring, recess spotlights, radiator, carpeted stairs leading up with useful under stair storage cupboard and doors into

Living Room

A spacious lounge with recess spotlights, fitted carpet, radiator, feature double glazed bay window with wooden window seat to the front aspect.

Kitchen/Dining Room

A fantastic kitchen/dining space to the rear of the property comprising a newly fitted range of matte navy modern wall and base units, a contrasting island with useful storage space, breakfast bar and power points. Within the kitchen there are a range of fitted appliances to include four ring electric hob with cooker hood over and oven below, dishwasher, wall mounted gas central heating boiler, sink and drainer unit, there is under counter space for a washing machine and space for a freestanding fridge/freezer, there are two double glazed windows to the side aspects and bi-folding doors opening out to the rear patio. The kitchen benefits from recess spotlights, wood effect flooring, radiator and feature oak beam.

Downstairs Cloakroom

With low flush w/c, wash hand basin with storage cabinet below and illuminating Bluetooth mirror over, a double glazed window, radiator, recess spotlights and large storage cupboard.

First Floor Landing

With fitted carpet, smoke alarm, recess spotlights, radiator, double glazed window and doors to

Bedroom One

A spacious main bedroom with fitted carpet carpet, recess spotlights, feature fireplace with tiled hearth, double glazed bay window to the front aspect and double glazed window to the side.

Bedroom Two

A second double bedroom with fitted carpet, recess spotlights, radiator, double glazed window to the rear aspect and feature fireplace with tiled hearth.

Bedroom Three

With fitted carpet, recess spotlights, radiator and double glazed window to the side aspect.

Bathroom

A newly fitted modern three piece white suite with black matte fittings, the suite comprises a p shaped panelled bath with panelled surround, wash hand basin with part tiled surround and storage under, low flush w/c, heated towel, recess spotlights, double glazed window and loft hatch.

Outside

To the rear there is a fantastic rear garden with a large paved patio area perfect for entertaining, a good sized area of lawn, a raised border with an array of plants, trees and shrubbery. The rear garden is enclosed by fencing and has a useful side access gate.
To the front there is a large paved driveway providing off road parking for several cars part enclosed by fencing and with access to the single garage with two windows and double opening doors to the front.

Directions

What3words// common.spin.rubble

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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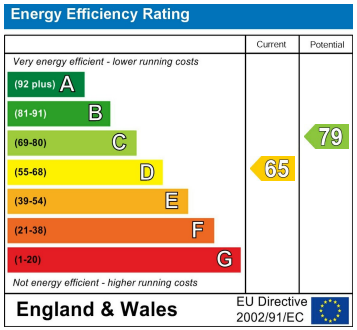






Total area: approx. 103.8 sq. metres (1117.4 sq. feet)





EPC Rating: D 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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