



11 COURTNEY RISE HEREFORD HR1 1BP

£325,000
FREEHOLD

Occupying a peaceful elevated position in this popular residential location, a spacious three-bedroom older-style semi offers ideal family or retirement accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double glazing, generously sized living accommodation, a good-sized rear garden, and views across Hereford. There is also a garage and driveway, and to fully appreciate this property, we recommend an inspection.



11 COURTNAY RISE

- Within easy reach of the city centre
- Spacious 3 bedroom older style semi
- Large open plan lounge/dining room
- Good sized rear garden
- Views across Hereford city
- No onward chain



Canopy Porch

With uPVC entrance door through to the

Reception Hall

With a matwell, fitted carpet, radiator, carpeted staircase to the first floor, coat hooks, central heating thermostat and door to the kitchen and door to the

Open Plan Lounge/Dining Room

A light and airy room with fitted carpet, double glazed bay window with radiator below, feature fireplace with hearth, display mantle and built in gas fire.

The Dining Area

With fitted carpet, radiator, double glazed sliding patio door to the rear decked area and garden and partially glazed panelled door through to the

Kitchen

Fitted with 1 ½ bowl sink with mixer tap, range of wall and base cupboards, ample work surfaces with splashbacks, tiled floor, double glazed window to the rear enjoying a fine outlook, built in double oven and 4 ring gas hob with cooker hood over, access door from the reception hall, radiator, double glazed door to the garden and a useful understairs pantry cupboard.

First Floor Landing

With fitted carpet, access hatch to the loft space, window with fine views and doors to

Bedroom 1

With fitted carpet, radiator, large double glazed bay window enjoying a fine outlook across Hereford city. A

range of fitted bedroom furniture including wardrobes, drawer units and dressing table.

Bedroom 2

With fitted carpet, radiator, built in airing cupboard also housing the gas central heating boiler and a large double glazed window enjoying a fine outlook to the rear and garden.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect and a built in storage cupboard with shelving.

Shower Room

With a suite comprising a corner shower with glazed sliding doors, pedestal wash hand basin, low flush WC, radiator, partially tiled wall surround, recessed spotlighting, mirror fronted medicine cabinet and double glazed window enjoying a fine outlook.

Separate WC

With a low flush cistern, radiator, part tiled walls and a double glazed window.

Outside

To the front the garden has been landscaped for easy maintenance and is bordered by flowers and shrubs with a brick paved driveway providing off road parking which leads to the garage.

At the immediate rear of the property is a paved area with side access and a useful store shed.

Garage

With double doors, power and light point and personal door to the rear.

Outside WC

With a low flush cistern and corner wash hand basin.

Rear Garden

The good size rear garden has been landscaped and is interspersed with a wide variety of flowers and shrubs, a wildlife friendly pond, useful greenhouse, paved patio area which is enclosed for privacy and a raised decked area providing the perfect entertaining space enjoying fine views

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed north out of Hereford along Commercial Road crossing over the railway bridge and onto Aylestone Hill. Halfway up the hill turn left into Moreland Avenue first right into Audley Crescent and then first right again into Courtenay Rise.

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

Tenure & Possession

Freehold - vacant possession on completion.

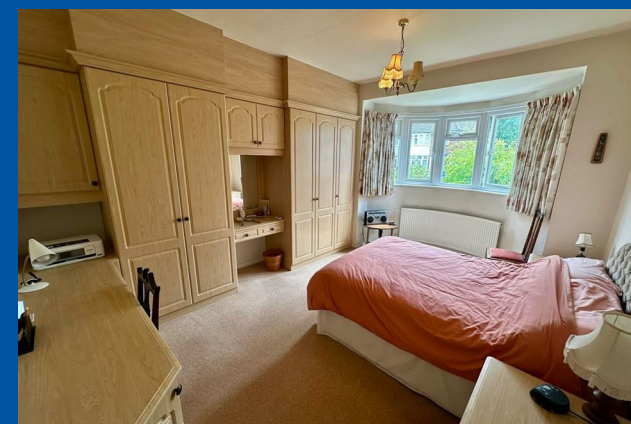
Money Laundering Regulations

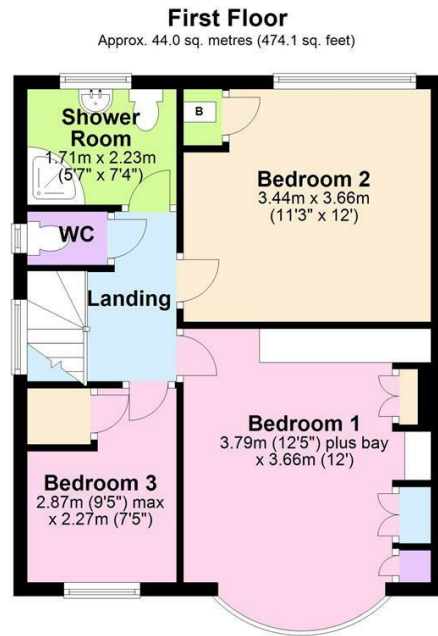
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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.

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Total area: approx. 101.5 sq. metres (1092.7 sq. feet)
11 Courtnay Rise, Hereford

EPC Rating: C 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		69	76
(55-68) D			
(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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