



12 ST. MARTINS AVENUE HEREFORD HR2 7RQ

Asking Price £179,950
FREEHOLD

Occupying a convenient central location within easy walking distance of Hereford City Centre and all its facilities, a charming 2 bedroom, older style terraced house offering ideal first time buyer/investment accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double glazing, 2 double bedrooms, enclosed rear garden and potential for off-road parking. To fully appreciate this property we strongly recommend an internal inspection.



12 ST. MARTINS AVENUE

- Convenient central location
- Older style mid-terraced house
- Lounge, modern Kitchen and downstairs Bathroom
- 2 Double Bedrooms
- Ideal for first time buyers or investment
- No onward chain



Partially glazed panelled door to

Entrance Porch

With storage space, glazed windows and entrance door to

Lounge

With laminate flooring, double radiator, double glazed window to the front aspect with blind, arched display recess, built-in store cupboard with shelf over, feature fire surround, coved ceiling and door to

Kitchen

With single drainer sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces, laminate flooring, double radiator, space for appliances, double glazed window to the rear, partial panelled wall and door to

Rear Lobby

With stairs to the first floor, central heating thermostat, useful store cupboard, door to rear garden and door to

Downstairs Bathroom

With suite comprising bath with panelled walls, shower attachment and glazed screen over, vanity wash hand basin with storage below, low flush WC, laminate flooring, double glazed window and radiator.

First Floor Landing

With access hatch to loft space and door to

Bedroom 1

With fitted carpet, double radiator, coved ceiling,

ornamental fire surround, built-in double wardrobe and double glazed window to the front aspect with blind.

Bedroom 2

With fitted carpet, double radiator, coved ceiling, space for wardrobes, double glazed window to rear and built-in store/airing cupboard also housing the Worcester gas central heating boiler.

Outside

To the front of the property is a small enclosed garden with paved pathway leading to the front entrance door and scope to provide off-road parking, subject to necessary consent.

To the rear of the property is a paved patio area providing the perfect entertaining space with the remainder of the garden laid to lawn, well enclosed by fencing and with useful TIMBER GARDEN SHED and rear access gate.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

From the Flint & Cook office proceed along King Street turning left into Bridge Street and then crossing over the River Wye bridge into St Martin Street. Take the second left into St Martins Avenue and the property can be found on the left hand side.

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

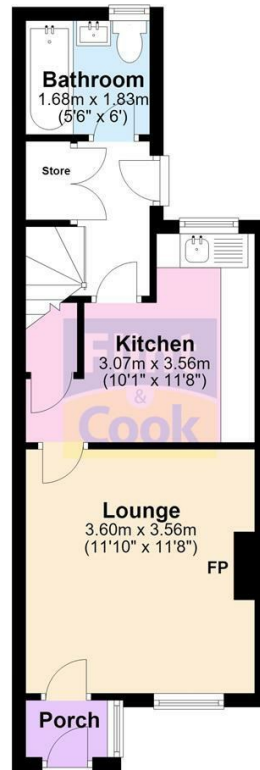
Money Laundering Regulations

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

12 ST. MARTINS AVENUE



Ground Floor
Approx. 30.7 sq. metres (330.8 sq. feet)



First Floor
Approx. 24.4 sq. metres (262.8 sq. feet)



Total area: approx. 55.1 sq. metres (593.5 sq. feet)

EPC Rating: D Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(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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