





10 OAK AVENUE

HEREFORD HR2 6AQ

Asking Price £205,000

FREEHOLD

Pleasantly situated in this well established location, an older style 3 bedroom semi-detached house offered for sale with no onward chain. The property has the added benefit of partial gas central heating, double glazing, off-road parking and we recommend an internal inspection.

Flint & Cook

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• Well established location • 3 Bedroom older style semi-detached house • Lounge and Kitchen/Dining Room • Off-road parking • Ideal for first time buyers • No onward chain





In more detail the accommodation comprises Canopy Porch with UPVC entrance door through to

Entrance Hall

With laminate flooring, double radiator, stairs to the first floor and door to

Lounge

With laminate flooring, double glazed window to the front aspect, wall mounted gas fire and door to

Kitchen/Dining Room

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with tiled splashbacks, built-in double oven and gas hob, double glazed window overlooking the rear garden, tiled floor, double radiator, space for dining table, useful understairs store cupboard, space and plumbing for washing machine, space for fridge/freezer and double glazed door to the rear garden.

First Floor Landing

With double glazed window to the side, access hatch to loft space and door to

Bedroom 1

With two double glazed windows to the front aspect, space for wardrobes and built-in cupboard.

Bedroom 2

With double glazed window to the rear and airing cupboard.

Bedroom 3

With double glazed window to the rear.

Bathroom

With suite comprising bath with shower unit over, low flush WC, pedestal wash hand basin and double glazed side window.

Outside

There is a lawned garden enclosed by hedging with driveway to the side providing off-road parking facilities and this leads to the rear of the property where there is a paved area enclosed by fencing for privacy with useful outside tap.

Property Services

Mains water, electricity, drainage and gas are connected. Partial gas central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed south out of Hereford City on the A49 and turn left onto Hinton Road. Take the first right into Hinton Crescent and then second right into Oak Avenue.

Viewing

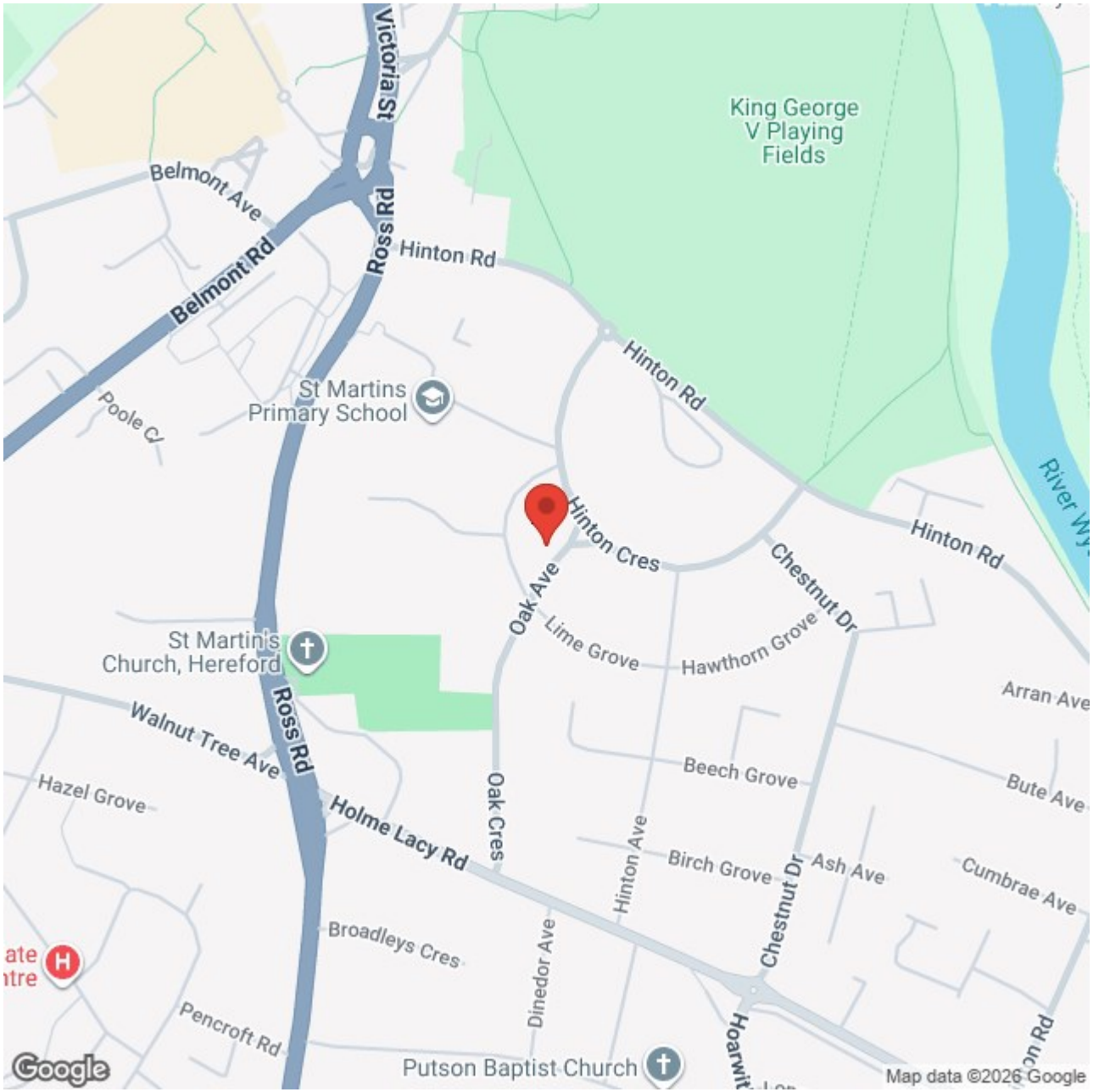
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours - Hereford

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.

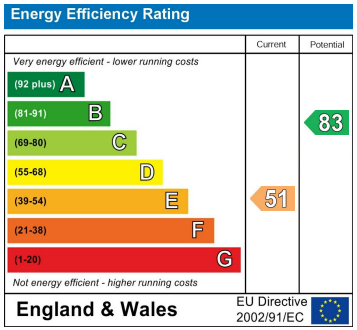


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EPC Rating: E Hereford Council Tax Band: B

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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