

FOR  
SALE



8 Elgar Avenue, Hampton Park, Hereford HR1 1TY

£535,000 - Freehold

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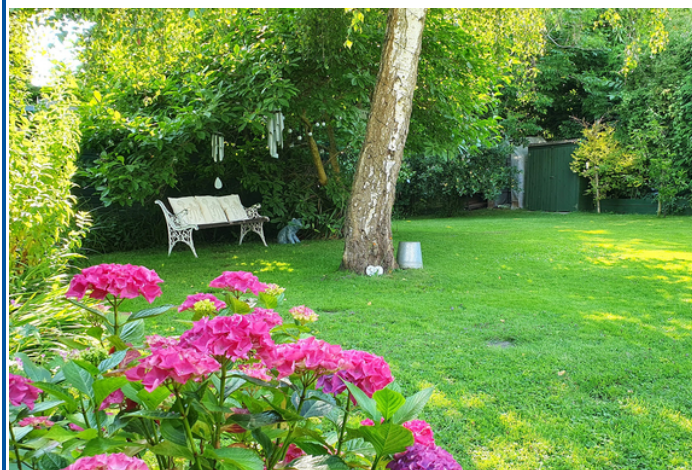


## PROPERTY SUMMARY

Situated in this highly sought-after location just one mile from Hereford City centre, a well presented 4-bedroom detached home offering ideal family accommodation. The property sits in a large plot of 0.16 acreage and has the added benefit of ample driveway parking, garage, large South Westerly rear gardens, Solar Panels, double-glazing and gas central heating. There is Planning Permission for a 2 storey rear extension which would further enhance the property and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Sought after residential location*
- *Solar panels*
- *Large South-West facing rear gardens*
- *Off road parking multiple vehicles*
- *Planning Permission for 2 storey extension*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Ground floor

Entrance door leading into the entrance hall, wooden flooring, radiator, smoke alarm, carpeted stairs leading up with useful understairs storage cupboard, window to front, doors leading to

### Downstairs WC

Low flush WC, wash hand basin with tiled splashback and storage under, wooden flooring, recessed spotlights, window to front.

### L-shape living/dining room

with carpet, radiator, windows to front with fitted blinds, remote control log-effect gas woodburning stove with wooden mantle over and tiled hearth. The dining area with fitted carpet, radiator, large picture window with outlook over the rear garden, fitted blinds, French doors with integral blinds leading out to the rear patio, and with door leading into the

### Kitchen

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl stainless steel sink and drainer with tiled splashbacks, space for free-standing electric cooker, freestanding fridge/freezer, freestanding dishwasher, further under counter space with power sockets for other appliances, radiator, vinyl flooring, 2 ceiling lights, window to rear, full height pantry cupboard with fitted shelving, and door leading into

### Utility Area

Vinyl flooring, space and plumbing for washing machine and tumble dryer, external UPVC doubled glazed door to side passage, and internal door leading to

### Garage

with wall mounted Worcester Bosch gas central heating boiler and hot water cylinder, fusebox, double-glazed window to side, lighting and power sockets and up-and-over door to the front aspect.

### First floor landing

Carpet, loft hatch, smoke alarm, doors to

### Bedroom 1

Carpet, radiator, window to front with far reaching views to countryside beyond and fitted shutter blinds, built-in wardrobe with sliding doors.

### Bedroom 2

Carpet, radiator, window to front aspect with far reaching views again to open countryside beyond, built in wardrobe.

### Bedroom 3

Carpet, radiator, window to rear aspect.

### Bedroom 4

Carpet, radiator, window to rear aspect.

### Bathroom

3-piece white suite comprising panel bath with electric shower over and tiled surround, low flush WC, pedestal wash hand basin, heated towel rail, vinyl flooring, window.

### Outside

To the front of the property there is a large tarmac driveway providing off-road parking for multiple vehicles. There is an area of lawn bordered with hedging and fencing with mature plants and trees, there is access to the up-and-over garage door and two side access paths leading to the rear garden.

To the rear a paved patio area provides perfect space for enjoying the afternoon sun, which leads onto a large covered multi-purpose entertainment area. The remainder of the garden is mostly laid to lawn with an array of mature trees, plants and ornamental shrubs including fruit trees (apple and pear). There is a large wooden workshop/store (12 x 10) and also a wooden bike store. The garden is southwest facing making it the perfect suntrap throughout the majority of the day.

### Services

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

### Outgoings

Council tax band D, payable 2024/25 £2307.34. Water and drainage rates are payable.

### Agent's note

1. There are 14 Solar Panels that produce an income as well as reductions in electricity bills.
2. There is also Planning Permission which has been granted for a rear extension and first floor extension above (Application number P230114/FH).

### Viewing

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

### Directions

Proceed out of Hereford heading east past Hereford Fire Station towards Ledbury Road. At the roundabout take the 3rd exit right onto Hafod Road, continuing up Hafod Road then taking the left-hand turning onto Old Eign Hill, then taking the 1st right into Elgar Avenue and the property is situated a short distance on the right-hand side.

### Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



Total area: approx. 114.9 sq. metres (1237.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			