

FOR  
SALE



32 Garrick Avenue, Hereford HR2 7RU

£215,000 - Freehold

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## PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this popular location, an older-style 3-bedroom extended semi-detached house offering ideal first-time buyer/family accommodation.

The property, which is offered for sale with no onward chain, has gas central heating, double-glazing, newly fitted carpets, good size rear garden, off-road parking and garage, and we recommend an internal inspection.

## POINTS OF INTEREST

- *Peaceful cul-de-sac position*
- *Older-style extended semi*
- *3 bedrooms*
- *Gas central heating, double glazing*
- *Good size rear garden*
- *Ideal family home*
- *No onward chain*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Reception hall

Approached through side entrance door, carpet, double radiator, stairs to first floor, door to

### Lounge

Carpet, 2 radiators, large window to front aspect, coved ceiling.

### Dining room

Carpet, radiator, understairs store cupboard with shelving, access to the

### Kitchen

Single drainer sink unit with mixer tap, wall and base cupboards, worksurfaces, built-in oven and gas hob with cooker hood, space with plumbing for washing machine, radiator, tiled splashback, wall mounted gas central heating boiler, loft storage space, large window and door to the rear.

### First Floor Landing

Window to rear, access hatch to loft space, door to

### Bedroom 1

Carpet, radiator, window to front.

### Bedroom 2

Carpet, radiator, window to rear.

### Bedroom 3

Carpet, radiator, window to side.

### Bathroom

Suite comprising bath with shower over, pedestal wash hand basin, radiator, window and small airing cupboard.

### Separate WC

Low flush cistern, window.

### Outside

To the front of the property double gates open onto a driveway providing off-road parking facilities and this continues along the side of the property to the Detached Single Garage currently with door covered over to provide a large Home Office/Workshop with double-glazed window and door to the side and could easily be converted back to a garage if required.

One of the main features of the property is the good-size rear garden, mainly laid to lawn enclosed by hedging, fencing and trees for privacy. There is a paved patio area, covered entertaining/storage space, useful timber garden shed and greenhouse, and side access to the workshop.

### Services

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

### Outgoings

Council tax band C, payable 2024/25 £2050.97. Water and drainage rates are payable.

### Viewing

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

### Directions

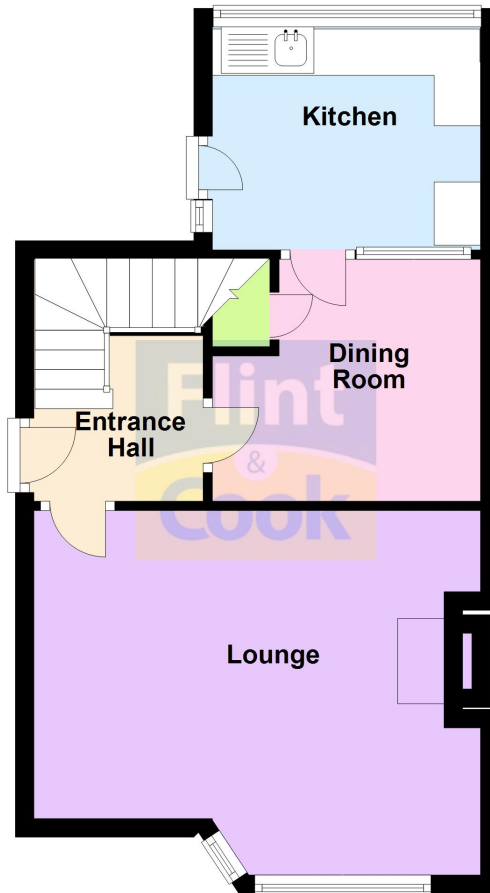
Proceed south out of Hereford on the A49 Ross Road and after passing the Broadleys public house, take the 2nd turning left into Garrick Avenue.

### Money laundering regulations

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

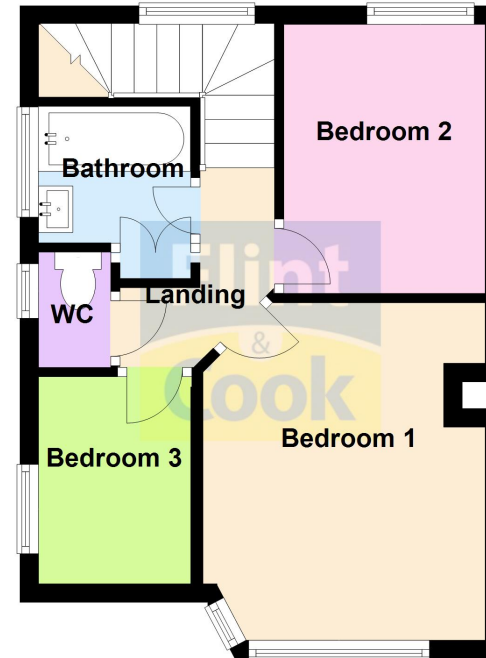
## Ground Floor

Approx. 407.8 sq. feet



## First Floor

Approx. 327.4 sq. feet



Total area: approx. 735.2 sq. feet

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	52
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC