

FOR  
SALE



11 Greyfriars Avenue, Hereford HR4 0BE

£225,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in this convenient location within easy walking distance of Hereford city centre, a spacious older style 3 bedroom semi-detached house offering ideal family accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, generously sized living accommodation, a private rear garden, off road parking and garage and we recommend an internal inspection.

## POINTS OF INTEREST

- *Convenient central location*
- *Spacious older style semi*
- *2 reception rooms, kitchen & downstairs WC*
- *3 good sized bedrooms*
- *Private rear garden*
- *No onward chain*



## ROOM DESCRIPTIONS

### Reception Hall

With double radiator, partially panelled walls, stairs to the first floor, under stair store cupboard and door to the

### Lounge

With double glazed bay window to the front aspect, double radiator, picture rail, feature tiled fireplace.

### Dining Room

With double radiator, picture rail, double glazed double doors to the rear patio and garden.

### Kitchen/Breakfast Room

With a range of wall and base units, ample work surfaces with tiled splashbacks, 1 1/2 bowl sink unit with mixer tap over, double glazed side window, space for appliances, space for a breakfast table, radiator and door to the

### Rear Lobby

With partially glazed door to the side and door to the

### Utility Room

With wall mounted boiler, space and plumbing for a washing machine and door to the

### Downstairs Cloakroom

With high level cistern, wash hand basin and a glazed window.

### First Floor Landing

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

### Bedroom 1

With double glazed bay window to the front aspect, picture rail, space for wardrobes.

### Bedroom 2

With radiator, double glazed window to the rear, corner wash hand basin, 2 built in wardrobes.

### Bedroom 3

With radiator and double glazed window to the front aspect.

### Bathroom

With suite comprising a bath with hand grips, pedestal wash hand basin, low flush WC, corner shower cubicle with glazed sliding door, radiator, mirror fronted medicine cabinet, double glazed side window.

### Outside

To the front of the property there is a paved garden bordered by flowers and shrubs and enclosed by fencing and walling. A driveway which provides off road parking leads up to the

### Garage

With double doors, power and light points.

### Agent's Note

The property has previously suffered from some water ingress so any potential purchaser should carry out the necessary research and due diligence before committing to a purchase.

### Services

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

### Outgoings

Council tax band C - £2,158.98 payable for 2025/2026

Water and drainage rates are payable.

### Directions

From the Flint and & Cook office proceed west along King Street into St Nicholas Street and crossing over the traffic lights and then taking the first left into Greyfriars Avenue.

### Viewings

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.



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