

FOR  
SALE



58 Web Tree Avenue, Hereford HR2 6HQ

£275,000 - Freehold

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



## PROPERTY SUMMARY

An excellent semi-detached house which is conveniently located in a well established and highly sought-after residential area about a mile south of the Cathedral City of Hereford. Local amenities include a range of shops, public house, bus service, church and primary and secondary schools. Constructed in the 1930's, the property has gas central heating, double glazing and provides spacious family accommodation with off-road parking and a very large, enclosed rear garden. The whole is more particularly described as follows:-

## POINTS OF INTEREST

- *Traditional semi-detached house*
- *Popular residential location*
- *3 Bedrooms*
- *Gas central heating, double glazing*
- *Off-road parking*
- *Large garden*



## ROOM DESCRIPTIONS

### **Double doors to the Entrance Porch**

With door to the

### **Entrance Hall**

Laminate flooring, radiator, window, central heating thermostat and door to the

### **Open-plan Lounge/Dining Room**

Double glazed bay window to front, former fireplace, 2 radiators, laminate flooring and double doors to the rear and door to the

### **Utility Room**

With tiled floor, plumbing for washing machine, radiator, door to side and wall mounted gas fired central heating boiler.

### **Downstairs Cloakroom**

Wash hand-basin, WC, extractor fan and window.

### **Kitchen**

Fitted with a range of gloss-effect contemporary style base and wall mounted units with worksurfaces and splashbacks, 1½ bowl sink unit, built-in electric double oven with built-in microwave, 4-ring induction hob, built-in dishwasher, window and glazed ceiling.

### **Staircase leads from the Entrance Hall to the**

### **First floor landing**

Window and hatch to roof space.

### **Bedroom 1**

Feature fireplace, radiator and window to front.

### **Bedroom 2**

Airing cupboard, radiator, window to rear.

### **Bedroom 3**

Radiator and window to front.

### **Bathroom**

Suite comprising spa bath, separate shower with mains fitment, wash hand-basin with cupboard under, WC, ladder style radiator and window, downlighters, extractor fan.

### **Outside**

The front garden is lawned with a brick boundary wall and there is a driveway with side access gate to a further drive and a good size garden shed. There is a very large rear garden which is enclosed by fencing and hedging with a paved patio, mainly lawned with an outside light and outside water tap.

### **Services**

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### **Outgoings**

Council tax band C - payable 2024/25 £2050.97

Water and drainage - rates are payable.

### **Money laundering regulations**

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

### **Viewing**

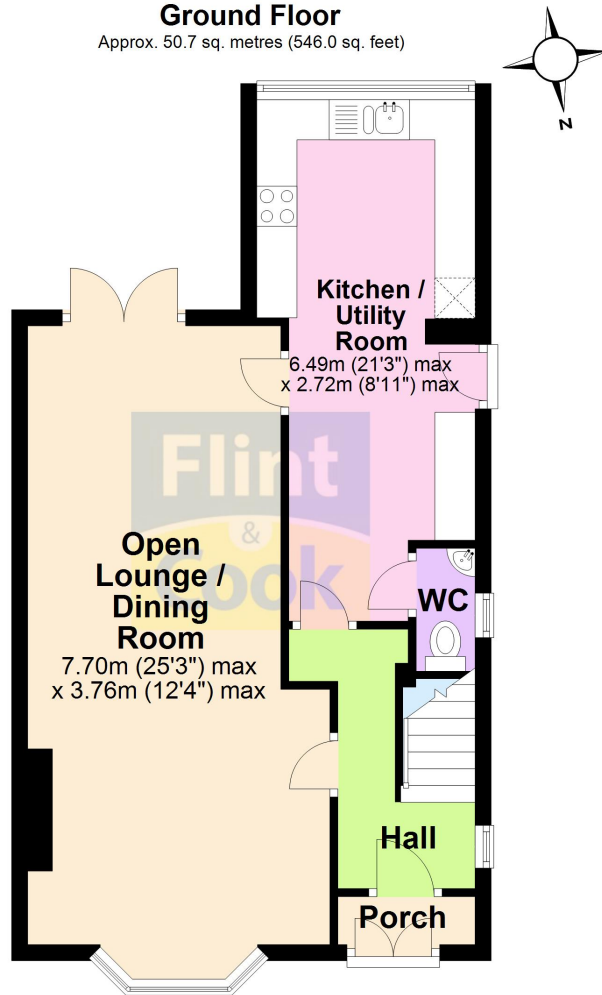
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### **Directions**

From Hereford proceed south on the A49 towards Ross-on-Wye and then, just past St Martin's Church at the crossroads turn left into Holme Lacy Road (B4399) and then, take the 1st turning right into ? and then, at the junction, turn left and the property is located on the right hand side.  
What3words - wake.goats.fortunate

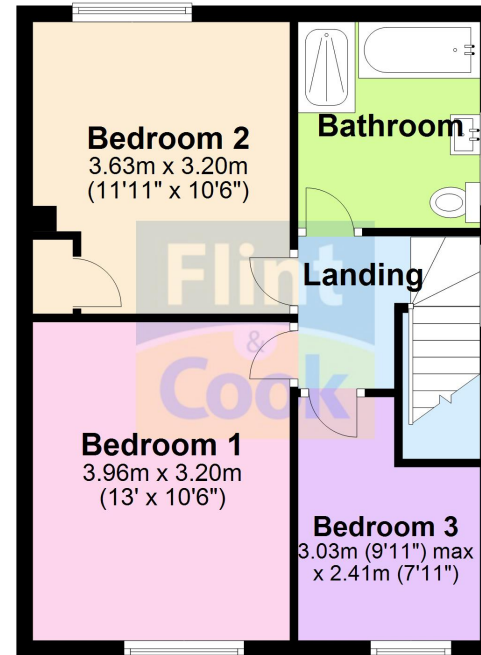
### Ground Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



Total area: approx. 94.3 sq. metres (1015.2 sq. feet)

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

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