

FOR  
SALE



12 Emlyn Avenue, Hereford HR4 0JH

£269,950 - Freehold

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



## PROPERTY SUMMARY

Situated in this popular residential location, a well presented and recently modernised three bedroom semi detached house offering ideal first time buyer/ small family accommodation. Benefitting from driveway parking, modern kitchen & bathroom, gas central heating & double glazing. A viewing is highly recommended.

## POINTS OF INTEREST

- *Must be viewed!*
- *Modern kitchen & bathroom*
- *Three bed semi detached house*
- *Popular residential location*
- *Driveway & garden*
- *Ideal first time buyer/ small family accommodation*



## ROOM DESCRIPTIONS

### Ground floor

Canopy entrance porch and entrance door leading into

### Entrance hallway

With wood effect flooring, radiator, recess spotlights, central heating thermostat, double glazed window with fitted blind, carpeted stairs leading up with useful under stair storage cupboard, ample space for coats and shoes and oak doors leading into

### Living room

With wood effect flooring, ceiling light point, double glazed bay window to the front, one radiator, useful storage cupboard and contemporary panelling.

### Kitchen/dining room

A newly fitted modern grey matte kitchen with matching wall and base units, ample work surface space over, ceramic sink and drainer unit, integrated four ring electric hob with oven below, space for washing machine, dishwasher and free standing fridge/freezer, ample space for a dining table, wood effect flooring, radiator, recess spotlights, double glazed window and door leading into

### Utility area

With door out to the rear garden, useful under stair storage space and large cupboard with wall mounted gas central heating boiler, wall mounted fuse box, gas and electric meters, double glazed window.

### First floor landing

With fitted carpet, ceiling light point, loft hatch, smoke alarm, double glazed window with fitted blind and doors to

### Bedroom 1

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and double built in wardrobe with hanging rail and fitted shelf.

### Bedroom 2

With fitted carpet, radiator, ceiling light point, double glazed window overlooking the rear garden.

### Bedroom 3

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect.

### Bathroom

Three piece white suite comprising panelled bath with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage below, low flush w/c, chrome heated towel rail, two double glazed windows and recess spotlights.

### Outside

From the rear door, a concrete path provides access to the new wide access gate leading to the front and provides access to the raised decked area and new timber framed storage shed, the remainder of the garden is laid to lawn with a second small area of decking, a border or bark, enclosed by fencing with useful outside tap. To the front a tarmac driveway providing off road parking for two vehicles with concrete steps leading down to the front door.

### Services

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

### Outgoings-

Council tax band B - £1889.10 for 2025/2026

Water and drainage rates are payable.

### 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-

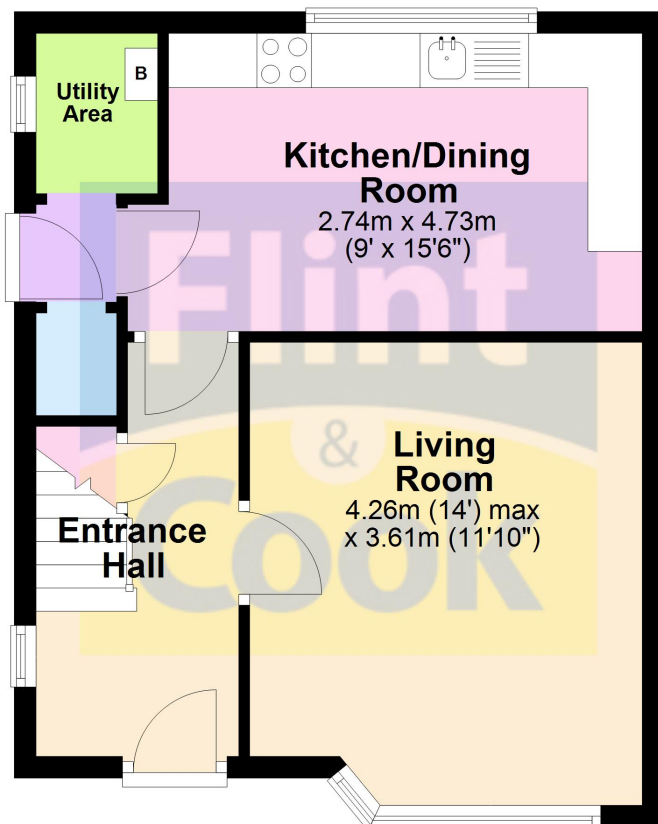
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Directions

Proceed immediately west from the Flint & Cook office along St Nicholas Street crossing over the traffic lights into Barton Road, continue into Breinton Road and Westfaling Street. Then turn right into Emlyn Avenue and the property is located on the right hand side, as indicated by the Agent's FOR SALE board.

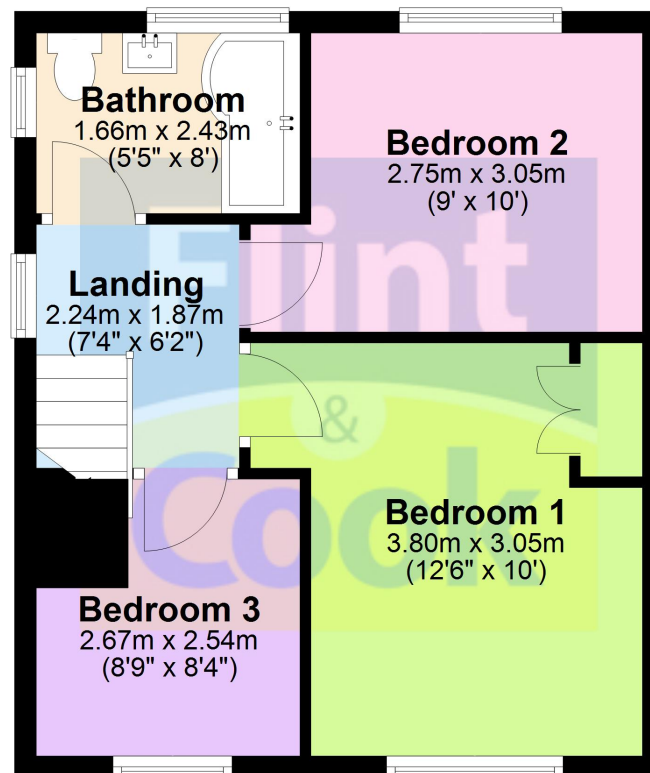
## Ground Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



## First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 75.9 sq. metres (817.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>81</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
	<b>63</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		