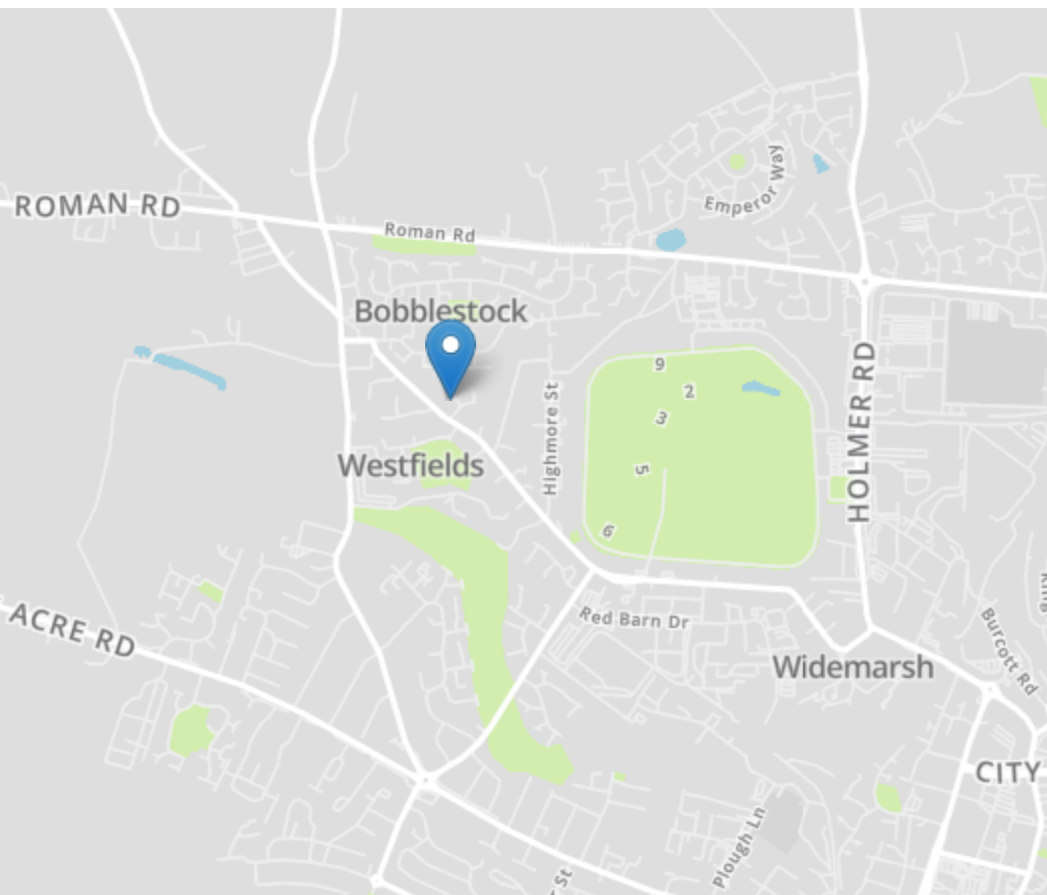




## DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 4th exit onto Yazor road, turn left onto Grandstand Road, turn right onto Haydock Avenue, left onto Aintree Ave and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' ///thing.crush.moss



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected to the property.

### Outgoings

Council tax band 'B'

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)		
(69-80)	C	75
(55-68)		
(39-54)	E	
(21-38)		
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

13 Aintree Avenue  
Hereford HR4 9NQ

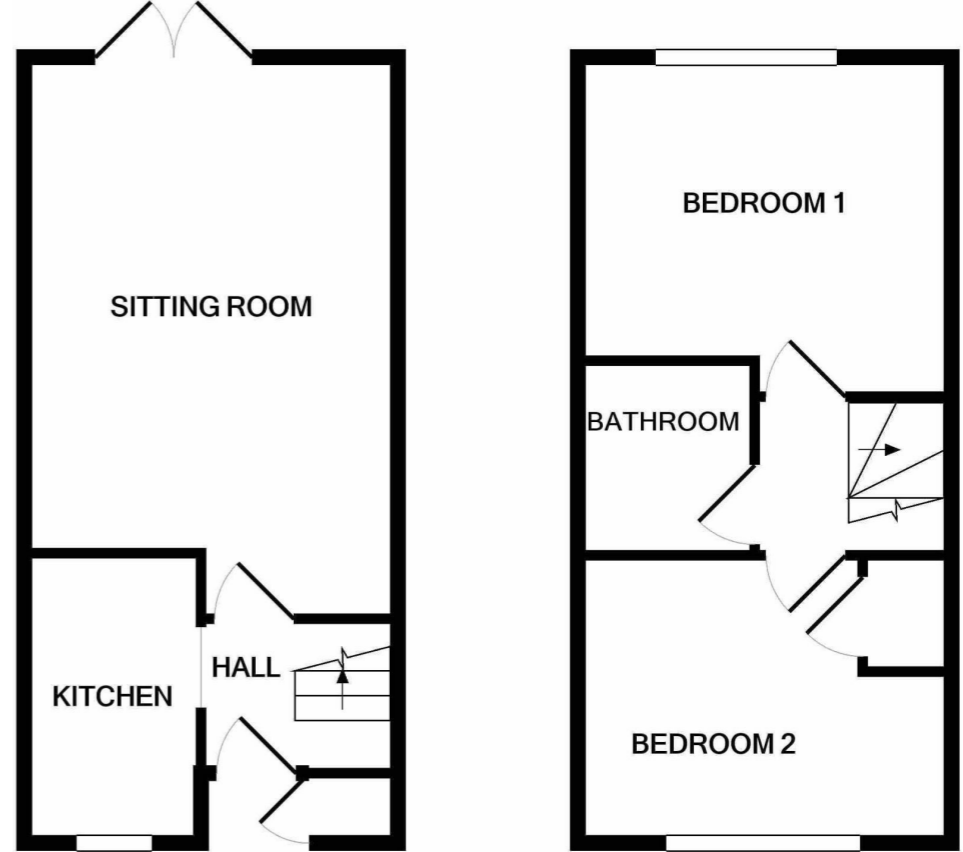
£200,000



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## OVERVIEW

A 2 bedroom mid terraced property in a sought after residential area comprising: reception hall, lounge/dining room, kitchen, 2 bedrooms and bathroom to first floor, front and rear garden. Situated in the popular residential area of Bobblestock, on the peripheral edge northwest of Hereford City, where there are a range of local amenities to include a doctors surgery, various shops, public house, chip shop, chemist, leisure centre, golf course and a regular bus service to and from the Hereford City Centre. In more detail the property comprises:

Approached from the front elevation via a slabbed path leads to the front canopy porch and double glazed door leads to:

### Reception Hall

With telephone point, radiator, consumer unit, spot light, thermostat control and laminate flooring. Opening thought to:

### Kitchen

3.0m x 1.7m (9' 10" x 5' 7")

With spot lights, double glazed window to the front elevation, roll top working surfaces over fitted units, space and plumbing for dishwasher and washing machine, electric Hotpoint oven with 4 ring electric Lamona hob, electric cooker hood over, serving hatch through to the dining room, and space for a fridge/freezer. From the entrance hall a door leads to:

### Lounge/Dining Room

3.55m x 5m (11' 8" x 16' 5")

With carpet flooring, spot lights with dimmer switch, radiator, wall mounted electric fire, TV and power points, double glazed french doors opening onto the rear garden, and understairs storage space.

Carpeted stairs from the reception hall leads to:

## FIRST FLOOR

### Landing

With carpet flooring, loft hatch, ceiling light point, and power point.

Door to:

### Bedroom 1

3.5m x 3.3m (11' 6" x 10' 10")

With double glazed to the rear elevation, carpet flooring, radiator, TV point, power points, and ceiling light point.

### Bathroom

With tiled floor and walls, fully tiled surrounding the bath which has chrome mixer tap over and electric shower over and shower curtain rail, ceiling extractor point, chrome towel radiator, low level WC, wash hand basin with chrome hot and cold tap over, and ceiling light point.

### Bedroom 2

3.55m x 2.85m (11' 8" x 9' 4")

With carpet flooring, ceiling light point, double glazed window to the front elevation, power points, radiator, recess for potential fitted storage and stair bulk head with full size door and storage space.

## OUTSIDE

A pedestrian path leads to a slabbed

pathway at the front elevation leading to the front canopy porch, where there is an outdoor light and the front is laid lawn. The rear garden has an immediate patio area off the property via double glazed french doors, and from here it leads to a further patio area which leads to a timber storage shed. Fencing either side creating the boundary and a centre lawned area with raised flower/shrubbery planters edging this area. There is a rear personal gated access which currently isn't being used.

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



## At a glance...

- ✓ Kitchen 3.0m x 1.7m (9' 10" x 5' 7")
- Lounge/Dining Room 3.55m x 5m (11' 8" x 16' 5")
- Bedroom 1. 3.5m x 3.3m (11' 6" x 10' 10")
- Bedroom 2. 3.55m x 2.85m (11' 8" x 9' 4")

## And there's more...

- ✓ Popular residential area
- ✓ Close to many local amenities