

FOR
SALE



23 Wilton Avenue, Hereford HR2 7DN

£220,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location a three bedroom end terraced house offering offering ideal small family/first time buyer accommodation and being sold with the added benefit of no onward chain. The property benefits from gas central heating, double glazing , a large drive, a good sized rear garden, three bedrooms and we highly recommend an internal inspection.

POINTS OF INTEREST

- *End of terrace house*
- *3 bedrooms*
- *No onward chain*
- *Ample driveway parking*
- *Gardens*
- *Must be viewed*
- *Ideal first time buyer*
- *Popular area*



ROOM DESCRIPTIONS

Canopy Entrance Porch

With uPVC door leading into the

Entrance Hall

With laminate flooring, carpeted stairs leading up, ceiling light point, radiator, space for coat storage, useful under stair storage area and door leading to the

Kitchen

Fitted with matching wall and base units, ample work surface space, 1 and 1/2 bowl sink unit with tiled splash backs, under counter space for washing machine, dishwasher, tumble drier and space for a free standing cooker, vinyl flooring, radiator, ceiling light point, double glazed window to the front aspect and door leading into

Utility space

With wall mounted Worcester Bosch gas central heating boiler, fuse box, electric and gas meters, vinyl flooring, space for free standing fridge and freezer and uPVC door out to the rear garden.

Living Room

With laminate flooring, radiator, ceiling light point and double glazed sliding doors out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, double glazed window to the front aspect and doors into

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear aspect, ceiling light point and an array of built in wardrobes.

Bedroom 2

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

Bedroom 3

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

Bathroom

With a three piece suite comprising panelled bath with electric shower head over, pedestal wash hand basin, low flush WC, vinyl flooring, tiled surround, ceiling light point, extractor and a double glazed window to the front.

Outside

To the front of the property there is a large driveway providing off road parking for many vehicles with an array of plants, ornamental trees and shrubbery enclosed by hedging with a side access gate leading to the rear garden.

To the rear a large paved patio area with two sets of paved steps leading up to the remainder of the garden which is laid to lawn and enclosed by fencing.

Services

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

Outgoings

Council tax band B - £1,794.59 payable 2024/2025

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city over Greyfriar's Bridge continuing onto Belmont Road then take the left hand turning for Goodrich Grove, follow the road round to the left hand side and take the right hand turning for Brampton Road then the second right for Wilton Avenue and the property is situated a short distance on the right hand side as indicated by the agents for sale board.

Viewings

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

Money Laundering Regulations

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

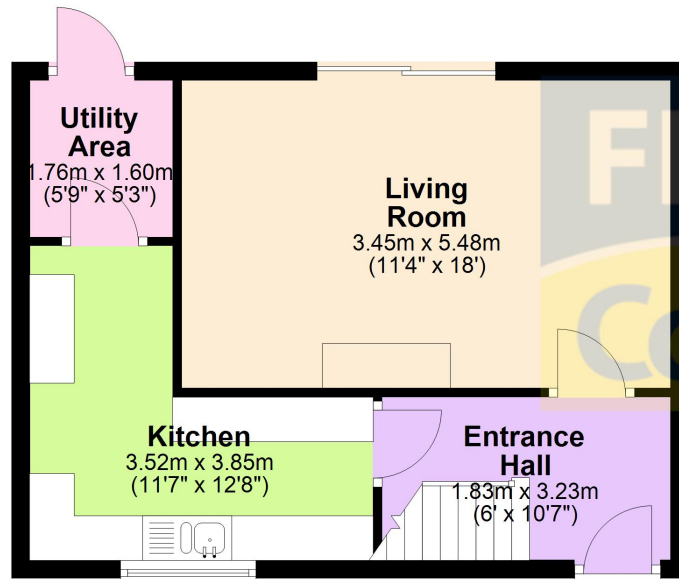
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

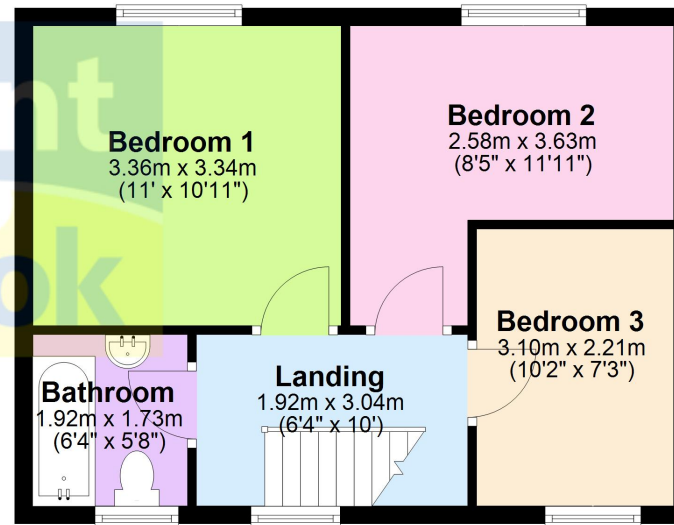
Ground Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



Total area: approx. 73.5 sq. metres (791.1 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+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	85
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		