

FOR  
SALE



4 Woodward Avenue, Hereford HR2 7FH

£217,000 - Freehold

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

## PROPERTY SUMMARY

Situated in this convenient City location, a 3 bedroom semi-detached house offering ideal first time buyer/small family accommodation. The property has the added benefit of driveway parking, enclosed rear garden, gas central heating, double glazing and we recommend an internal inspection.

## POINTS OF INTEREST

- *Semi detached house*
- *3 Bedrooms*
- *Ideal first time buyer/investor accommodation*
- *Gas central heating & double glazing*
- *No onward chain*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Canopy Porch

With entrance door leading into the

### Entrance Hall

With mat-well, radiator, carpeted stairs leading to the first floor, smoke alarm, gas central heating thermostat and doors to the

### Downstairs WC

Vinyl flooring, low flush WC, wash hand-basin with tiled splashback, radiator, extractor.

### Kitchen/Diner

Kitchen fitted with matching wall and base units, ample worksurfaces, 1½ bowl stainless steel sink and drainer unit, under-counter space for washing machine and space for free-standing fridge/freezer, electric oven, 4-ring gas hob and extractor over, double glazed window to the rear aspect, radiator and door leading into the

### Living Room

Fitted carpet, radiator, double glazed window to the front aspect, double glazed French doors opening onto the rear garden and useful understairs storage cupboard.

### First floor landing

Fitted carpet, radiator, loft hatch, window to the side aspect and doors to

### Bedroom 1

Fitted carpet, dual aspect double glazed windows, radiator and useful built-in storage cupboard.

### Bedroom 2

Fitted carpet, radiator and double glazed window to the rear aspect.

### Bedroom 3

Fitted carpet, radiator and double glazed window to the front aspect.

### Bathroom

Suite comprising panelled bath with mains fitment shower over, low flush WC, pedestal wash hand-basin with tiled splashback, opaque double glazed window to the rear, vinyl flooring, radiator and extractor.

### Outside

To the rear of the property there is a paved patio area which extends round to the side access and gate. Useful outside tap. The remainder of the garden is laid to lawn with an area of decking, enclosed by wooden fencing. Wooden storage shed. To the front of the property there is a brick paved driveway providing off-road parking for 2 vehicles with a paved pathway leading to the front entrance door. The remainder of the garden is laid to lawn with mature hedging.

### Services

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

### Outgoings

Council tax band B - payable 2024/25 £1794.59

Water and drainage - rates are payable/metered supply.

### 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

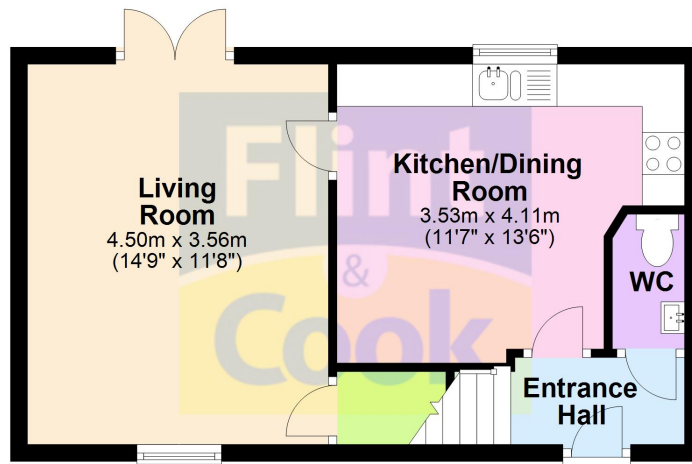
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

Proceed south out of Hereford over Greyfriars Bridge, taking the 2nd exit onto Belmont Road. Continue along Belmont Road, heading under the bridge and taking the left hand turn immediately after, continuing along Belmont Road towards The Oval. Then take the 1st left turn heading around The Oval and take the 3rd left turn onto Woodward Avenue and the property is located on the right hand side, as indicated by the Agent's FOR SALE board. What3words - riders.cross.this

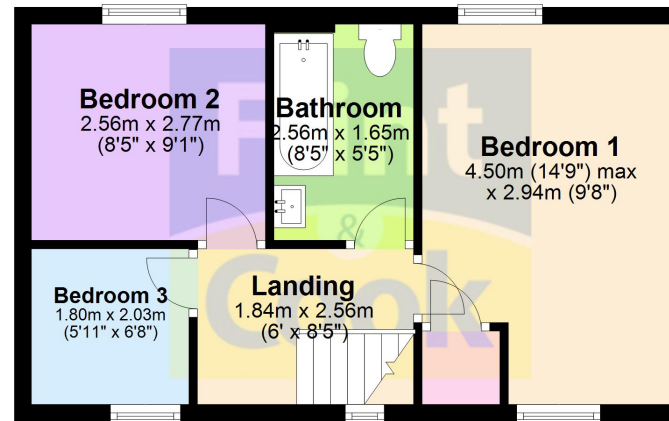
### Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



### First Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



Total area: approx. 69.0 sq. metres (742.3 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+) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		