

FOR
SALE



32 Franks Avenue, Hereford HR2 6HZ

£185,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a deceptively spacious 2 bedroom semi-detached house offering ideal first time buyer accommodation. The property has the added benefit of gas central heating, double glazing, good size rear garden, off-road parking, generously sized living accommodation and we recommend an internal inspection.

POINTS OF INTEREST

- *Southern outskirts of the City*
- *Lounge & kitchen/diner*
- *2 Double bedrooms*
- *Ideal for first time buyers*
- *Must be viewed!*
- *Spacious end-terraced house*



ROOM DESCRIPTIONS

Canopy Porch

With partially double glazed door through to the

Reception Hall

With mat-well, fitted carpet, radiator, turning carpeted staircase to the first floor, central heating thermostat, understairs storage area, further useful store cupboard housing the fusebox and door to the

Lounge

Fitted carpet, double glazed window overlooking the rear garden, radiator, large built-in store cupboard and feature fireplace with hearth, display mantel and electric pebble-effect fire.

Kitchen/Dining Room

Kitchen area with single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, double glazed window with Venetian blind overlooking the front garden, feature flooring, built-in single oven with cupboards above and below and 4-ring hob with cookerhood over, space and plumbing for washing machine, space for fridge/freezer, central spotlighting, under-cupboard lighting and useful built-in pantry cupboard. Dining area with feature flooring, radiator, large double glazed window overlooking the rear garden and door to the side opening onto the rear patio.

From the Hallway, a turning carpeted staircase leads up to the Landing

With access hatch to loft space, 2 large store cupboards (1 also housing the gas central heating boiler).

Bedroom 1

Fitted carpet, radiator, window to the rear with blind, ample space for wardrobes.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear with blinds, space for wardrobes.

Bathroom

Suite comprising panelled bath with shower unit over, pedestal wash hand-basin, vinyl flooring, radiator, tiled wall surround for easy maintenance, double glazed window with Venetian blind, wall mounted electric heater and wall mirror.

Separate WC

Low flush cistern, vinyl flooring, radiator, double glazed window with blind and display shelving.

Outside

To the front of the property the garden has been landscaped for easy maintenance, well enclosed by fencing with a paved pathway leading to the front entrance door. To the immediate of the property there is a good size paved patio area providing the perfect entertaining space leading onto the remainder of the garden which is partially laid to synthetic grass, again all enclosed by fencing for privacy with useful timber garden shed and side access gate. The allocated parking space is situated to the front of the property.

Agent's Note

In line with the Estate Agents Act 1979, we are obliged to inform any potential party that one of the owners of this property is employed by Flint & Cook.

Services

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

Outgoings

Council tax band B - payable 2023/24 £1712.95.
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

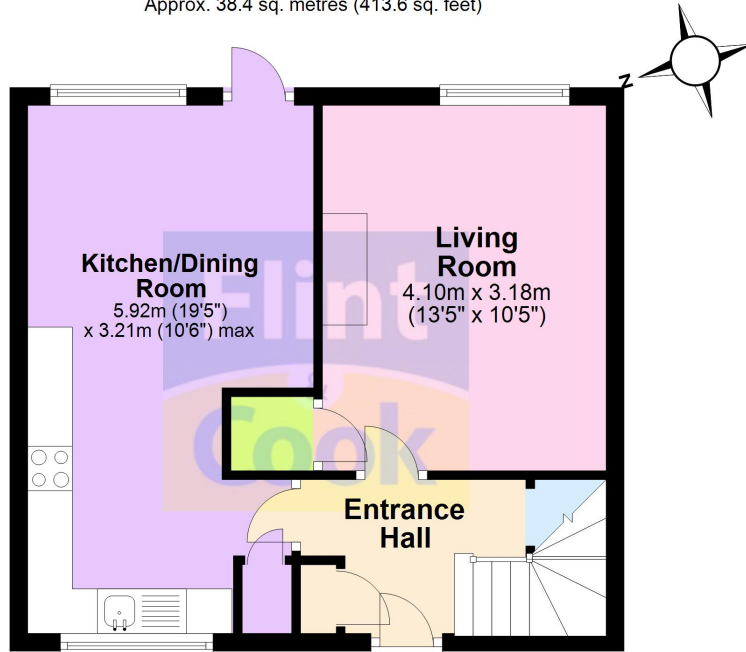
Proceed south out of Hereford City on the A49 Ross Road, turning left at The Broadleys public house onto Holme Lacy Road. After approximately 1 mile, turn right into Winston Road, 1st left into Manor Road and at the T-junction turn right into Franks Avenue.
What3words -gain.protrude.nylon

Service Charge

There is a yearly service maintenance charge of £469.68 for street lighting and communal areas.

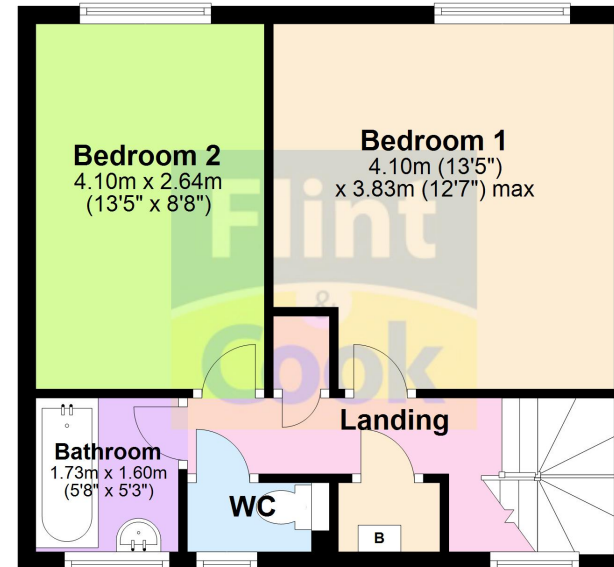
Ground Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 77.2 sq. metres (831.4 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			73