

37 Frederick Avenue  
Hereford HR1 1HL

**£235,000**



• Modernised to a high standard • Two bedrooms • Off-road parking • Very well presented

**Hereford 01432 343477**

**Ledbury 01531 631177**

## 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](http://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

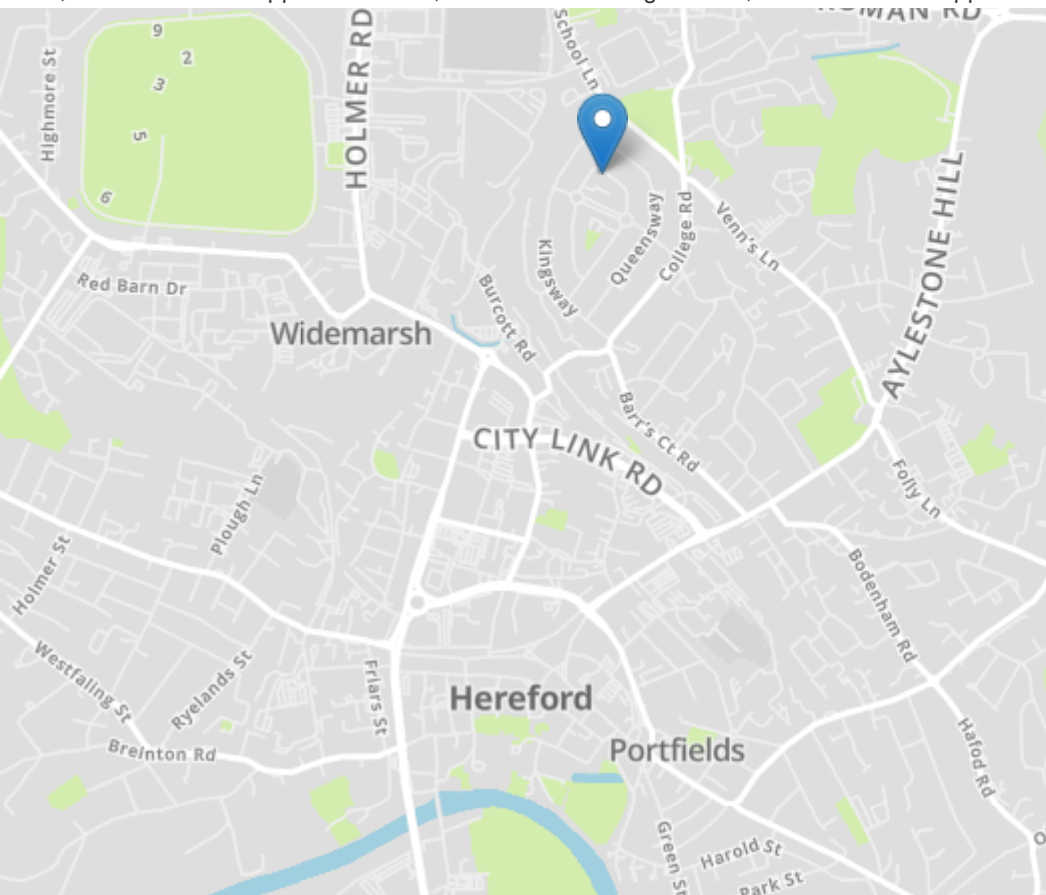
SAT (Remotely) 9.00 am - 12:30 pm

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.

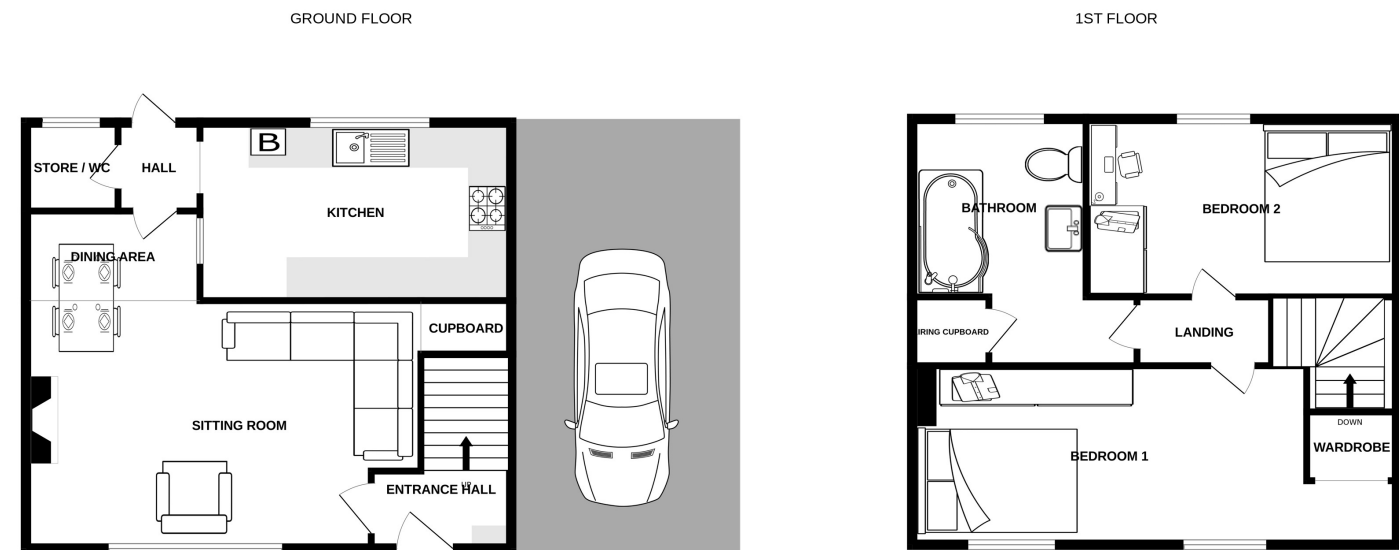


## DIRECTIONS

Proceed north on Victoria Street/A49 for approx. 0.3miles; at the roundabout, take the second exit onto Newmarket Street/A438, and continue for approx. 0.2 miles; turn left onto Widemarsh Street B4359 and continue for approx. 0.3miles; at the roundabout, take the second exit onto Widemarsh Street and continue for approx. 380 ft; Widemarsh Street turns right and becomes Burcott Road, continue for approx. 0.1miles; at the roundabout, take the first exit onto College Road, and continue for approx. 0.2miles; turn left onto College Green, and continue for approx.







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## OVERVIEW

Occupied by the current vendors for twenty-five+ years, this very well presented two bedroom end of terrace property has been modernised to a high standard throughout - including a new roof, carport, and the chimney being rebuilt, all approx. four-five years ago. This property benefits from a lounge and dining space, a kitchen, storage area/potential for a WC, two bedrooms, a bathroom, a lovely south-facing garden with an outbuilding to the rear, as well as a driveway and carport at the property's front approach. Located within walking distance to Hereford City centre, northeast of the city, this property is ideal for a family home, with amenities near-by to include takeaway, shops/post office, one stop store, train station, hospital, colleges, schools and for those who require it, a bus service to the City itself.

## GROUND FLOOR

### ENTRANCE HALL

The entrance hall comprises of: entry via double glazed front door; laminate flooring; a ceiling light point; the electrical consumer unit; the electric meter; a central heating radiator; opening through to the lounge, and a carpeted staircase leading to the first floor landing.

### LOUNGE

4.15m x 4.15m (13' 7" x 13' 7")  
The lounge comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; power points; a television point; a telephone point; log burning stove within a fireplace, with an oak mantle piece over; an understairs storage cupboard; inset shelving, and an opening through to the adjoining dining space.

### DINING SPACE

1.85m x 2.3m (6' 1" x 7' 7")  
The dining space adjoining to the lounge comprises of: continued carpet flooring, a ceiling light point, power points, and an internal door that opens to an inner hall, with lino flooring.

### KITCHEN

3.15m x 2.6m (10' 4" x 8' 6")  
The kitchen comprises of: lino flooring; a double glazed window to the rear elevation; spotlights above; Lamona electric double oven with a four-ring gas hob over, and cooker hood over; belfast sink and drainer with chrome mixer tap over; space and plumbing for a washing machine; space for a freestanding fridge-freezer; fitted wall and base units with soft close doors and drawers; recently fitted Worcester BOSCH combi central heating boiler that is wall-mounted, and an internal window/serving hatch, between the kitchen and the dining space.

### DOWNSTAIRS WC/STORAGE

This room is currently being used as a storage space, given that there is NO WC in this room, as the pipework has been capped off, however it can be easily converted back to a WC. The room comprises of: a chrome towel radiator, lino flooring, spotlights, and a double glazed window to the rear elevation with obscure glass.

## FIRST FLOOR

### FIRST FLOOR LANDING

The landing comprises of: access via the staircase; loft access with a drop-down ladder; a ceiling light point; a double glazed window to the side elevation, and access to the bedrooms and bathroom.

### BEDROOM ONE

3.2m x 4.2m (10' 6" x 13' 9")  
Bedroom one comprises of: carpet flooring; a ceiling light point; two double glazed windows to the front elevation; power points; a television point; a central heating radiator, and an inset open wardrobe above the stair bulkhead, with hanging rails and shelving.

### BEDROOM TWO

2.6m x 3.25m (8' 6" x 10' 8")  
Bedroom two comprises of: laminate flooring; a ceiling light point; a central heating radiator; a double glazed window to the rear elevation; USB power sockets, and a wall-mounted television point.

### BATHROOM

This modern bathroom comprises of: entry via an oak door; LVT flooring; double glazed window to the rear elevation with obscure glass; partly tiled walls; full tiling surrounding the bath, which has chrome hot and cold taps over, as well as a mains shower unit, and a glass swivel screen to the side; a large chrome towel radiator; a wash hand basin with hot and cold taps over; a low level WC; a ceiling light point; an extractor fan, and a further oak door that opens through to the airing cupboard, which has shelving and further LVT flooring.

## OUTSIDE

### FRONT OF THE PROPERTY

The front of the property comprises of: a dropped curb allowing access onto a shingle stone driveway, with space for parking for three+ vehicles; a ramp leading to a brick-paved carport that was built approx. four years ago, with a flat roof; and steps leading to the front door.

### REAR OF THE PROPERTY

The rear of the property comprises of: access via a double glazed door from the inner hall onto a patio entertaining space; a right of access from a neighbouring property; a log store with guttering and a sheeted roof; metal fencing with an archway leading to a brick-paved path; flower beds surrounding a lawn on the left side of the path, with shrubbery and flowers; further lawn space on the right side of the path, with planted flowers and shrubbery; fencing either side of the boundary; at the very rear of the property there is a concrete pad with a timber constructed outbuilding with lots of further potential.

### OUTBUILDING

The outbuilding comprises of: a flat roof; guttering; a large door to the front; power and lighting inside; an extractor fan, and outdoor power.



## 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...

- ✔ Lounge: 4.15m x 4.15m (13' 7" x 13' 7")
- Dining Space: 1.85m x 2.3m (6' 1" x 7' 7")
- Kitchen: 3.15m x 2.6m (10' 4" x 8' 6")
- Bedroom One: 3.2m x 4.2m (10' 6" x 13' 9")
- Bedroom Two: 2.6m x 3.25m (8' 6" x 10' 8")

## And there's more...

- ✔ Close to local amenities
- ✔ Popular residential area
- ✔ Walking distance to train station, colleges, hospital