

FOR
SALE



8 Aylesbrook Road, Hereford HR4 9QS

£284,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a three bedroom detached home offering ideal family accommodation and being sold with the added benefit of no onward chain.

The property has the added benefit of driveway parking, enclosed rear garden, well presented accommodation, 2 reception rooms and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Link detached house*
- *Three bedrooms*
- *Garden & off road parking*
- *Ideal family home*
- *No onward chain!*
- *Popular residential location*



ROOM DESCRIPTIONS

Ground floor

Entrance door to the front into the porch with door to the rear out to the parking and door leading into the

Entrance hall

With tiled floor, radiator, useful under stair storage cupboard, carpeted stairs leading up and doors to

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, tiled floor, double glazed window

Snug/Reception

With pocket door, fitted carpet, radiator, two double glazed windows, feature brick false chimney breast.

Kitchen

With fitted wall and base units, ample work surface space, stainless steel sink and drainer, 4 ring gas hob, integrated electric oven, under counter space for washing machine, under counter space for fridge and freezer, double glazed window, tiled floor and opening into the

Dining area

With fitted carpet, radiator, double glazed window to the front aspect and archway leading into

Living room

With fitted carpet, stone hearth and wooden surround, radiator and double glazed window and door to the rear garden

First floor landing

With fitted carpet, loft hatch, airing cupboard housing the gas central heating boiler, double glazed window and doors to

Bedroom 1

With fitted carpet, coving, built in double wardrobes, radiator and double glazed window with views towards Hereford Racecourse

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear aspect and built in wardrobe with sliding doors

Bedroom 3

Fitted carpet, radiator and window to the front aspect

Bathroom

With panelled bath, electric shower over and tiled surround, pedestal wash hand basin with tiled splash back, radiator, double glazed window, vinyl flooring

Cloakroom

With vinyl floor, low flush w/c and double glazed window

Outside

To the front, a good sized area of lawn with concrete path leading to the front porch, there is a border of stone and border with array or ornamental shrubs. A side access gate provides access to the rear/ side garden which is mostly laid to lawn with paved path leading to a paved patio area perfect for entertaining with iron gate to the rear parking which is a tarmac driveway providing off road parking for 2 vehicles. The rear is enclosed by hedging and fencing with useful wooden storage shed

Services

All mains services are connected. Gas fired central heating.

Outgoings

Council Tax Band 'D' Amount payable - £2330.00 per annum.
Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

Money Laundering

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

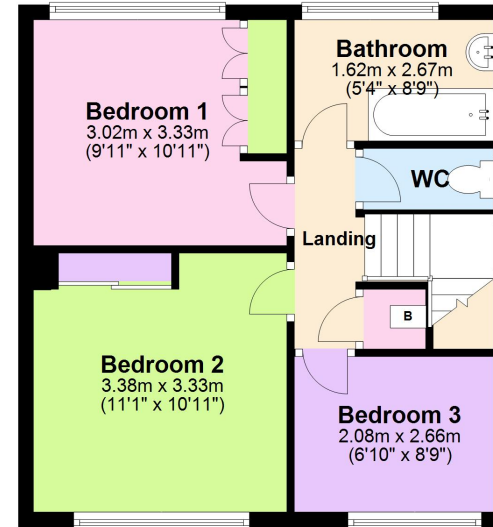
Ground Floor

Approx. 55.6 sq. metres (598.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 96.2 sq. metres (1035.3 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

8 Aylesbrook, Hereford

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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	83
England, Scotland & Wales			
		EU Directive 2002/91/EC	