

FOR
SALE



41 Charles Witts Avenue, Hereford HR2 7BD

£199,995 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this well established residential location, a deceptively spacious 3 bedroom end terraced house offering ideal first time buyer/family accommodation. The property has the added benefit of gas central heating, double glazing, downstairs cloakroom, 3 good size bedrooms and we recommend an internal inspection.

POINTS OF INTEREST

- *Well established residential location*
- *Spacious end terraced house*
- *2 Receptions, breakfast kitchen & cloakroom*
- *3 Good size bedrooms*
- *Ideal for first time buyers/family*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With partially double glazed entrance door through to the

Entrance Hall

Laminate flooring, radiator, carpeted staircase to the first floor, central heating thermostat and door to the

Open-plan Lounge/Dining Room

Lounge Area with double radiator, double glazed window to the front aspect, feature fireplace with electric fire, arch display recess, laminate flooring and open-plan access to the Dining Area with fitted carpet, double radiator, double glazed window to the side, understairs store cupboard and access to the

Kitchen/Breakfast Room

Single drainer sink unit with mixer tap over, range of wall and base cupboards, double glazed window to the rear, double radiator, laminate flooring, space for breakfast table, built-in oven and 4-ring gas hob with cookerhood over, space and plumbing for washing machine, dishwasher, space for upright fridge/freezer and access to the

Rear Lobby

Partially double glazed door to the outside, wall mounted gas central heating boiler and door to the

Downstairs Cloakroom

Low flush WC, wash hand-basin, radiator, laminate flooring, double glazed window.

First floor landing

Fitted carpet, double glazed side window, access hatch to loft space, radiator and built-in airing cupboard.

Bedroom 1

Exposed floorboards, double radiator, double glazed window to the front aspect enjoying a pleasant outlook towards the River Wye, space for wardrobes, built-in store cupboard with shelving.

Bedroom 2

Fitted carpet, double glazed window to the rear, double radiator, built-in store cupboard.

Bedroom 3

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

Bathroom

Suite comprising bath with shower unit over and glazed screen, pedestal wash hand-basin, low flush WC, double glazed side window and radiator.

Outside

To the front and side of the property there is a good size garden, mainly laid to lawn and enclosed by hedging and fencing to maintain privacy. There is also a useful timber garden shed, outside tap, further store shed and enclosed rear garden. There is potential to apply to the Local Authority to drop the kerb and install off-road parking facilities, subject to necessary consent.

Agent's Note

The property has a pedestrian Right of Way across the rear for the benefit of number 43 Charles Witts Avenue.

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.

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 along Greyfriars Bridge taking the 2nd exit towards Belmont, then take the 2nd turning on the right onto Hunderton Road, and at the roundabout take the second exit continuing on to Hunderton Road. At the roundabout take the 3rd exit onto Charles Witts Avenue. What3words - winter.than.locker



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			