

FOR
SALE



16 Lewis Smith Avenue, Hereford HR2 7BG

£210,000 - Freehold

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

PROPERTY SUMMARY

Situated in this convenient residential location, a 3 bedroom end-terraced property offering ideal first time buyer/small family accommodation. The property has the added benefit of gas central heating, double glazing, ample driveway parking, good size rear garden and we highly recommend an internal inspection.

POINTS OF INTEREST

- *3 Bedroom end-terraced house*
- *Convenient residential location*
- *Ideal first time buyer/small family accommodation*
- *Driveway parking*
- *Must be viewed*
- *Good size rear garden*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door leading into the

Entrance Hallway

Fitted carpet, radiator, smoke alarm, carpeted stairs leading to the first floor and door into the

Living Room

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

Dining Area

Fitted carpet, radiator, double glazed window to the side aspect, understairs storage cupboard, gas central heating thermostat and wooden French doors leading into the

Kitchen/Breakfast Room

Fitted with matching wall and base units, wooden worksurfaces, stainless steel sink and drainer, 4-ring gas hob and electric oven with extractor over, wall mounted Worcester Bosch gas central heating boiler, under-counter space for washing machine and tumble dryer and space for free-standing fridge/freezer, double glazed window to the rear aspect, recessed spotlighting, tiled floor, radiator and door into the

Rear Porch

Tiled floor, fusebox, door to the rear garden and door into the

Downstairs WC

Low flush WC, vanity wash hand-basin with storage under, opaque double glazed window to the side aspect, radiator and wooden flooring.

First floor landing

Fitted carpet, window to the side aspect with view across the River Wye, loft hatch, smoke alarm, radiator, large storage cupboard with fitted rails and doors to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front and recessed wooden shelving.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear aspect and single built-in wardrobe.

Bedroom 3

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

Bathroom

Suite comprising panelled bath with electric shower over, pedestal wash hand-basin, low flush WC, tiled floor and tiled surround, double glazed window to the side aspect, heated towel rail.

Outside

To the rear there are concrete steps which lead down to a patio area - perfect for entertaining with the remainder of the garden laid to lawn and enclosed by fencing with a small area of gravel, outside power point, outside tap, side access gate, large wooden storage shed and small wooden store. Concrete storage cupboard and wooden summerhouse. To the front there is a concrete and brick paved driveway providing ample parking for several vehicles and there are steps leading to the front door and there is also a border with an array of plants and shrubs and enclosed by fencing.

Agent's Note

There is an emergency access to the rear for the neighbouring property.

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

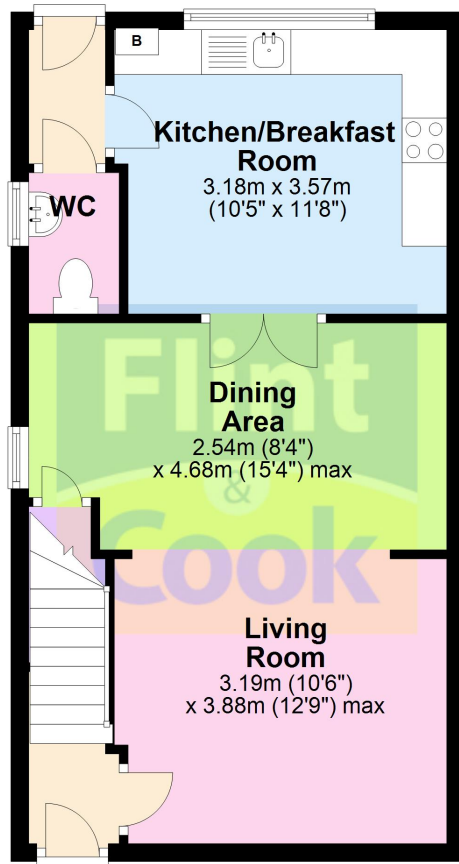
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed south out of Hereford over Greyfriars Bridge towards Ross, take the 2nd exit at the Asda roundabout onto Belmont Road heading towards Abergavenny. Then take the right turning into Hunderton Road and at the roundabout take the 3rd exit onto Wallis Avenue, the 1st exit onto Roger's Avenue and then the 1st left turn into Lewis Smith Avenue and the property is located at the end of the road on the right hand side, as indicated by the Agent's FOR SALE board. What3words - faced.drag.placed

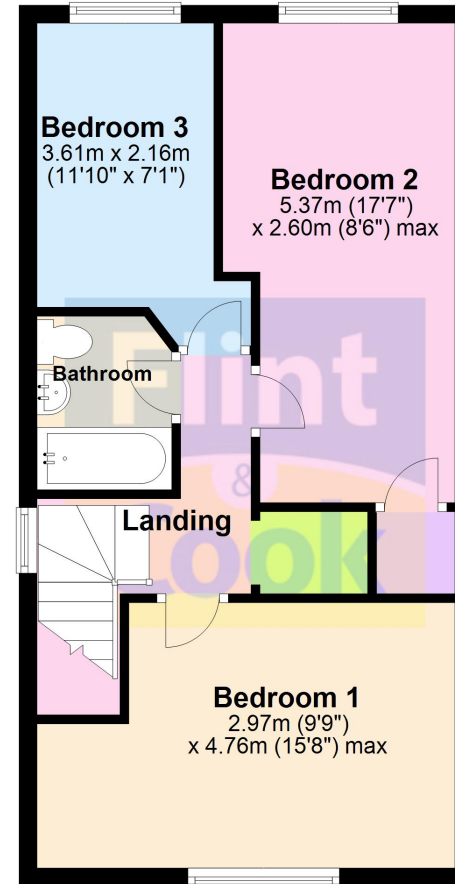
Ground Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



First Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 87.7 sq. metres (944.4 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		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			