

FOR
SALE



Flint
&
Cook

11 Macaulay Avenue, Hereford HR4 0JJ

£229,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a three bedroom semi detached home offering ideal first time buyer/ small family accommodation and being sold with the added benefit of no onward chain

POINTS OF INTEREST

- *Three bedrooms*
- *Semi detached house*
- *Popular residential location*
- *Gas central heating & double glazing*
- *No onward chain!*
- *Ideal first buyer/small family accommodation*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with entrance door into

Entrance hall

With fitted carpet, radiator, carpeted stairs leading up with storage space under, double glazed windows, gas central heating thermostat and doors to

Living room

With fitted carpet, coal effect gas fireplace with feature surround, double glazed bay window to the front aspect, radiator

Kitchen/ dining room

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl stainless steel sink and drainer, 5 ring gas hob with extractor over, double electric oven, integrated fridge/ freezer, two double glazed windows to the rear, vinyl flooring, radiator and door into

Rear hallway

With vinyl floor, door to the rear and door into

Utility cupboard

With wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer, fuse box, meters and double glazed window

First floor landing

With fitted carpet, radiator, loft hatch and double glazed window

Bedroom 1

Fitted carpet, radiator, double glazed window, built in wardrobes with three sliding doors and further built in cupboard with wooden shelving

Bedroom 2

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

Bedroom 3

Fitted carpet, radiator, double glazed window to the front and built in cupboard over the bulkhead

Bathroom

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

W/C

With low flush w/c, radiator, double glazed window, vinyl flooring

Outside

To the front concrete steps provide access to the front door and to the front garden which is laid to slab and stone for ease and low maintenance, there is a side access gate leading to the rear garden.

To the rear there is an outside store under the inside stairs and path leading to the rear garden, there are two areas of lawn enclosed by fencing and fencing with steps leading up. There is also an outside brick store/shed with power.

Viewing

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

Services

All mains services are connected. Gas fired central heating.

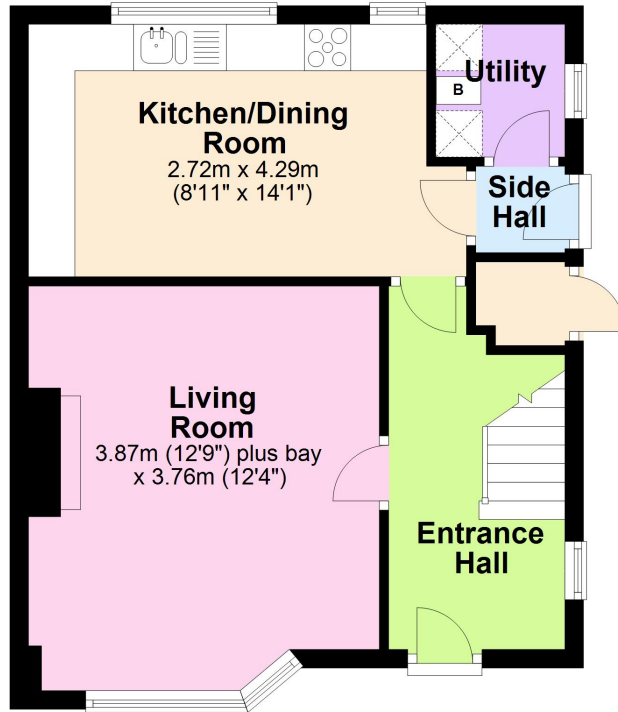
Money Laundering Regulations

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



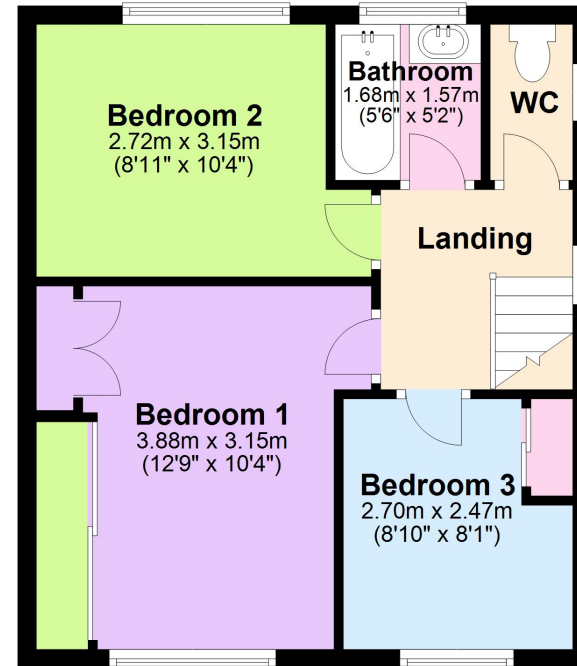
Ground Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 78.9 sq. metres (848.8 sq. feet)

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

11 Macaulay Avenue, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			