

FOR
SALE



29 Carroll Avenue, Hereford HR4 0QW

£269,500 - Freehold

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

PROPERTY SUMMARY

Situated in this sought after location, an impressive three bedroom mid terraced property making an ideal first time buyer/family home. Offering immaculately presented accommodation throughout with a modern kitchen & bathroom, large living room with conservatory off, low maintenance front and rear gardens, ample driveway parking & single garage. A viewing is highly recommended.

POINTS OF INTEREST

- *Impressive 3 bedroom house*
- *Modern kitchen & bathroom*
- *Ideal first time buyer/family home*
- *Must be viewed!*
- *Off road parking & garage*
- *Sought after location*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into

Reception hall

With tiled floor, carpeted stairs leading up, radiator, ceiling light point, hive central heating thermostat, archway leading into the kitchen and door into

Kitchen

With a range of wall and base units, 1½ bowl sink unit, ample worksurfaces, tiled floor, double glazed window to the front aspect with roller blind enjoying a pleasant outlook, 4 ring gas hob, built-in single oven with glass splashback and cookerhood over, space and plumbing for automatic washing machine and dishwasher, under cupboard lighting, central spotlighting.

Living room

Partially carpeted and partially vinyl flooring, understairs store cupboard, radiator, feature whole in the wall electric pebble effect fire with display mantel over and TV storage to the side, glazed folding doors to the

Conservatory

Of brick and uPVC construction with vinyl floor covering, double glazed windows with opening vents, power points, central ceiling light and double doors to the garden.

First floor landing

Fitted carpet, access hatch to loft space and built-in store cupboard.

Bedroom 1

A large double bedroom with fitted carpet, radiator, double glazed window to the rear, built-in store cupboard and ample space for wardrobes.

Bedroom 2

A good sized double bedroom with fitted carpet, radiator, double glazed window to the front aspect, coved ceiling and large fitted wardrobe with sliding doors.

Bedroom 3

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

Bathroom

Modern suite comprising P-shaped bath with multi jet shower unit over and glazed screen, vanity wash hand-basin with storage below, low flush WC, radiator, partially tiled wall surround, double glazed window, extractor fan and mirror fronted medicine cabinet.

Outside

To the front of the property the kerb has been dropped to provide off-road parking facilities for several vehicles. To the immediate rear of the property, there is a paved patio entertaining area and steps then leading onto the main garden which has been laid to synthetic grass for easy maintenance and is well enclosed by high fencing to maintain privacy. At the bottom of the garden there is a covered storage area and a useful single GARAGE which is accessed via a service road to the rear and benefits from power and light points and personnel door to the rear garden.

Directions

Proceed west out of Hereford City along the Whitecross Road, taking the 2nd exit at the Monument roundabout onto Kings Acre Road. After approximately 1/2 a mile, turn left signposted to Stretton Close and Carroll Avenue and number 29 is on the left-hand side.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

Outgoings-

Council tax band C - £2158.98 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

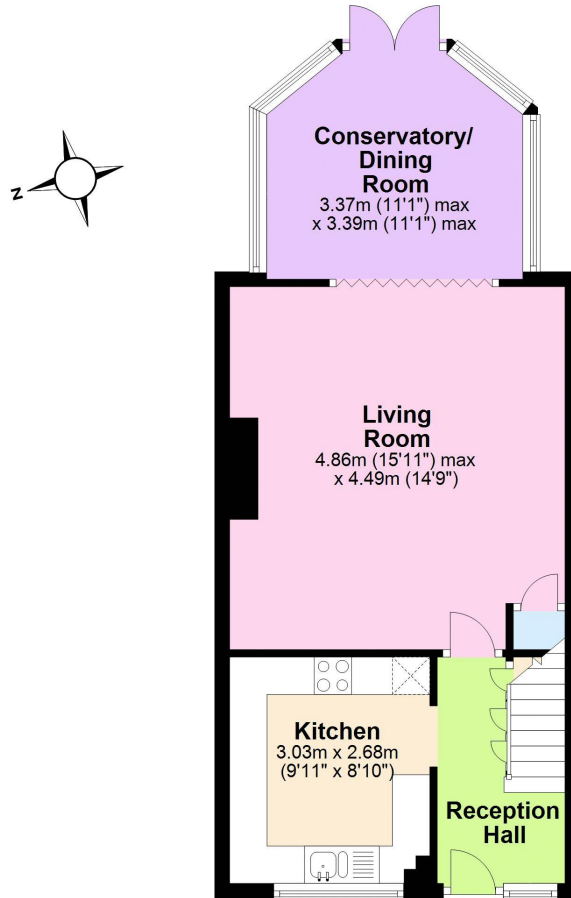
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

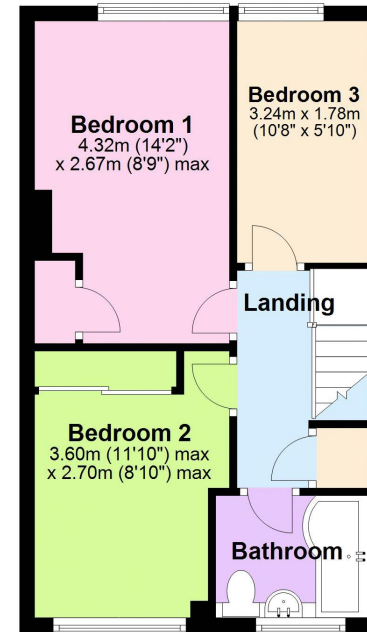
Money Laundering Regulations-

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Ground Floor



First Floor



Total area: approx. 81.3 sq. metres (875.0 sq. feet)

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

29 Carroll 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		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	