

FOR
SALE



13 Audley Crescent, Hereford HR1 1BW

£310,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a 3 bedroom semi-detached house providing ideal small family accommodation and being offered For Sale with no onward chain. The property benefits from front and rear gardens, driveway parking, garage and we highly recommend an internal inspection.

POINTS OF INTEREST

- *3 Bedroom semi-detached house*
- *Popular residential location*
- *No onward chain*
- *Ideal small family accommodation*
- *Garage & driveway parking*
- *Enclosed rear garden*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC entrance door leading into the

Entrance Hall

Wooden laminate flooring, radiator, carpeted stairs leading to the first floor, gas central heating thermostat, useful understairs pantry cupboard, door into Living Room and opening into the Kitchen/Dining Room.

Living Room

Exposed floorboards, double glazed bay window to the front aspect, radiator and coving.

Kitchen/Dining Room

Kitchen area fitted with matching wall and base units, wooden worksurfaces, space for a free-standing cooker, space for under-counter fridge, sink and drainer unit, double glazed window to the rear aspect, small breakfast bar, wooden laminate flooring. Dining area with wooden laminate flooring, storage cupboard with worksurface space, radiator and double glazed French doors to the rear garden.

First floor landing

Fitted carpet, small loft hatch, double glazed window to the side aspect and doors to

Bedroom 1

Fitted carpet, radiator, double glazed bay window to front.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear aspect and loft hatch with built-in ladder providing access to the

Attic Room

With light and power, Velux window and is perfect for conversion, subject to the necessary building consent and can also be used as a home office or playroom.

Bathroom

Suite comprising panelled bath with mains fitment rainfall showerhead over, pedestal wash hand-basin, low flush WC, built-in storage cupboard housing the Worcester Bosch gas central heating boiler, radiator, frosted double glazed window to the rear aspect and wooden flooring.

Bedroom 3

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

Outside

To the front of the property concrete steps lead down from the pedestrian access and also from the concrete driveway providing parking for 1 vehicle and with access to the garage. There is side access to the front and the remainder of the front garden is mainly laid to lawn with a range of plants and shrubs and enclosed by hedging. To the rear of the property the French doors lead onto the patio area - perfect for entertaining with concrete steps leading up to the rear access to the GARAGE with power and space and plumbing for washing machine and tumble dryer. Useful outside tap. The remainder of the rear garden is laid to lawn with views across Herefordshire and there is a small concrete patio area and paved patio area, all enclosed by fencing to maintain privacy.

Services

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

Outgoings

Council tax band C - payable 2024/25 £2050.97

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

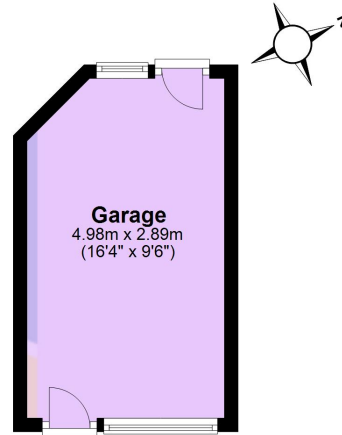
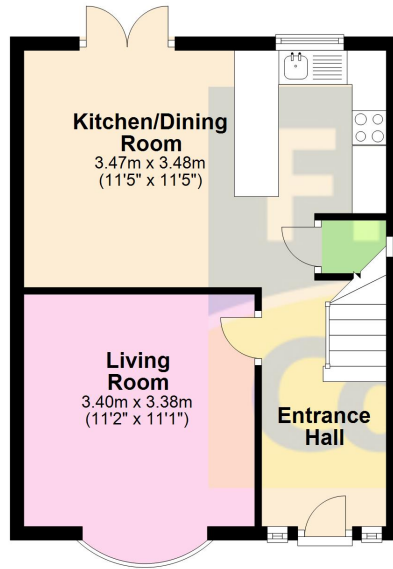
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From Hereford proceed towards Worcester on the A4103 (Aylestone Hill) and turn left into Moreland Avenue and then take the 1st turning right into Audley Crescent. What3words - closed.monks.farms

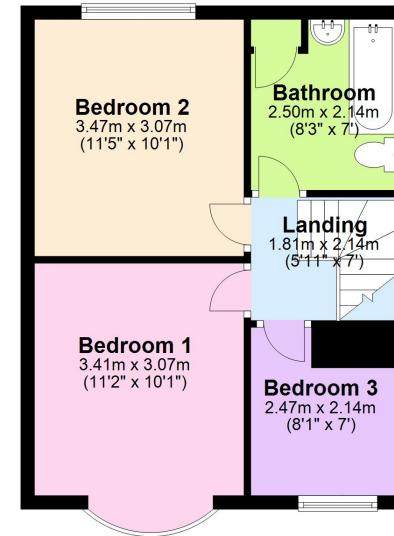
Ground Floor

Approx. 51.3 sq. metres (552.3 sq. feet)



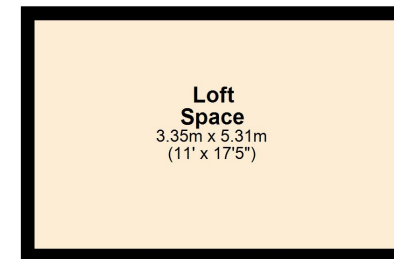
First Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



Second Floor

Approx. 17.8 sq. metres (191.7 sq. feet)



Total area: approx. 106.4 sq. metres (1145.7 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	66	80
England, Scotland & Wales		