

FOR
SALE



60 Hewitt Avenue, Hereford HR4 0QR

£335,000 - Freehold

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PROPERTY SUMMARY

Located in a sought-after residential area, this well-presented semi-detached home has been thoughtfully extended on the ground floor to provide ideal accommodation for first-time buyers or families. The property boasts three generously sized bedrooms on the first floor, a partially converted loft space, a cosy front living room, and an impressive open-plan kitchen/dining/family room at the rear – perfect for modern living and entertaining. Externally, the home features a spacious driveway and a generous rear garden, complete with a versatile summerhouse that makes an excellent home office or relaxation space. Early viewing is highly recommended.

POINTS OF INTEREST

- *Extended 3 bedroom semi detached home*
- *Popular residential location*
- *Driveway parking, garage & garden*
- *Ideal first time buyer/family home!*
- *Open-plan kitchen/dining/family room*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into the

Entrance porch

With laminate flooring, ceiling light point, double glazed window to the front, fitted coat and shoe storage and door leading into the

Entrance hallway

With fitted carpet, ceiling light point, smoke alarm, radiator, double glazed window, carpeted stairs leading up with under stair storage space and doors leading into the

Living room

With fitted carpet, coving, ceiling light point, radiator, double glazed window to the front aspect, feature fireplace and fitted book shelf and tv stand to the recesses either side.

Kitchen/dining/family room

Kitchen fitted with matching wall and base units, ample work surface space overs fitted island with breakfast bar, sink and drainer unit, electric range master cooker, wall mounted gas central heating boiler, integrated under counter fridge, double glazed window, wall mounted gas central heating boiler, recess spotlights, radiator and a large opening into the
Dining/family space with double glazed french doors opening out into the rear garden, recess spotlights, radiator, ample space for both living and dining and door leading into the

Garage

With bi-folding door to the front aspect? Fitted wall and base units, light and power and door leading into the

Utility room

With matching wall and base units, ample work surface space, radiator, space for washing machine & tumble dryer, double glazed window and door out to the rear garden.

First floor landing

With fitted carpet, ceiling light point, smoke alarm, double glazed window, electric controlled loft hatch with pull down ladder and doors to

Bedroom 1

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and built in storage cupboards.

Bedroom 2

With fitted carpet, radiator, ceiling light point and large double glazed window to the rear aspect.

Bedroom 3

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over, bi-folding screen and tiled surround, low flush w/c, wash hand basin with fitted storage below and over, chrome heated towel rail, recess spotlights, double glazed window and tiled floor.

Loft room

With electric loft hatch and pull down ladder leading up, currently used as a workshop/ hobby room with fitted carpet, light and power and access to the eaves storage.

Outside

To the rear a beautifully presented garden with fantastic paved patio area enclosed by an iron fence and gate with useful outside tap. The patio continues with a pathway leading to a fantastic wooden summerhouse and to the lawned area with pond. There are two borders of ornamental plants and shrubbery.

The summerhouse has French doors, light and power with electric heater. To the rear of the summerhouse is a fantastic wooden storage shed. To the front, a fantastic driveway providing off road parking for several vehicles.

Agents note

The property benefits from 8 owned solar panels to the rear aspect.

Directions

Proceed west out of Hereford City along Whitecross Road and, at the Monument roundabout, take the 2nd exit straight over onto Kings Acre Road. Continue along Kings Acre Road until the left turning for Stretton Close and Carroll Avenue. Continue into Hewitt Avenue and proceed towards the end of the cul-de-sac where the property is situated on the right hand side as indicated by the agents for sale board.

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

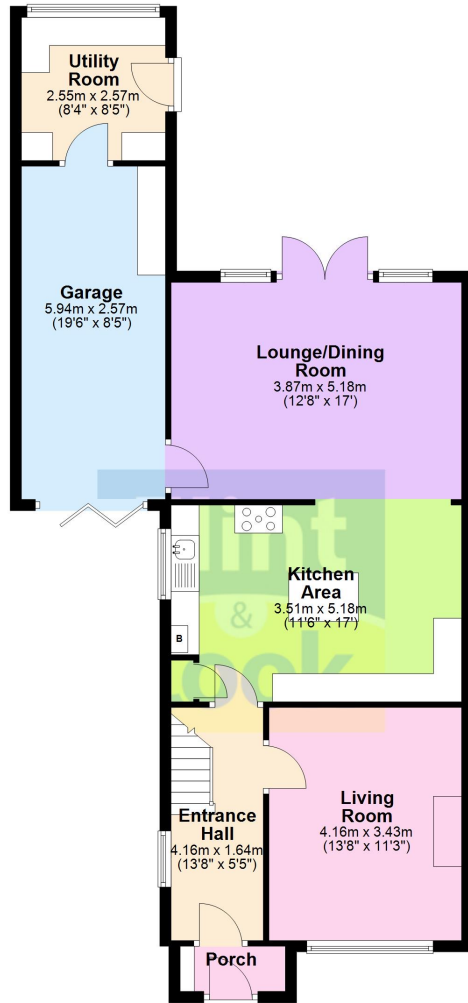
Money Laundering Regulations-

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



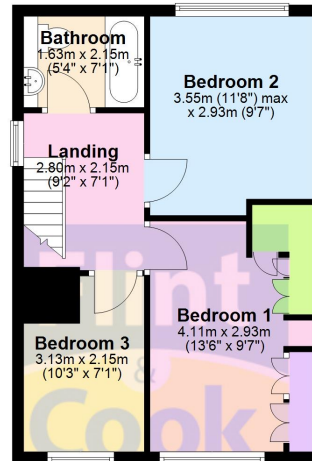
Ground Floor

Approx. 84.9 sq. metres (913.3 sq. feet)



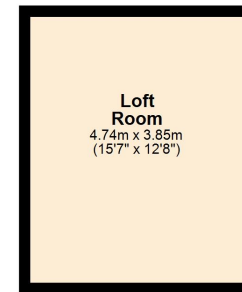
First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Second Floor

Approx. 18.2 sq. metres (196.4 sq. feet)



Total area: approx. 143.3 sq. metres (1542.2 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	79	85
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		
England, Scotland & Wales		
EU Directive 2002/91/EC		