

FOR
SALE



8 Lichfield Avenue, Hereford HR1 2RH

£425,000 - Freehold

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PROPERTY SUMMARY

Situated in this highly sought-after residential location, a 3-bedroom detached home offering ideal family accommodation and being sold with the added benefit of no onward chain.

The property offers spacious living accommodation which has been extended to the ground floor with 2 reception rooms, kitchen/diner and utility. There are mature enclosed rear gardens, driveway to the front and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached house*
- *Sought-after residential location*
- *3 bedrooms (1 en-suite)*
- *Garage and driveway parking*
- *Ideal family accommodation*
- *Attractive rear garden*
- *No onward chain*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance hallway

Carpet, radiator, feature stained glass window looking out to the rear garden, carpeted staircase to the first floor, understairs storage cupboard, central heating thermostat, smoke alarm, doors to

Cloakroom

Radiator, low flush WC, pedestal wash hand basin with tiled splashback, frosted window, extractor, carpet, wall mounted gas central heating boiler.

Snug/formal dining room

Carpet, radiator, window to front, picture rail, fireplace with log-effect electric fire.

Living room

Carpet, radiator, bay window to front aspect, fireplace with marble surround and coal-effect electric fire. picture rail, 4 wall lights.

Kitchen/dining area

Fitted with matching base and wall units, ample worksurfaces with tiled splashbacks, stainless steel sink unit, 4-ring induction hob with extractor over, electric oven and grill, integrated freezer, Pantry cupboard with fitted shelving, vinyl flooring which continues into the dining area which has a radiator, picture window overlooking the rear garden, windows with fitted blind, coved ceiling, door to

Utility room

Fitted with base units, stainless steel sink and drainer, undercounter space for washing machine, radiator, vinyl flooring, window and door to rear garden, door to

Garage

Electric roller door to the front, fuseboard, concrete floor, fitted wooden shelving.

First floor landing

Carpet, window to rear, loft hatch with pull-down ladder, double built-in storage cupboard.

Bedroom 1

Carpet, coving, radiator, bay window to front, window to side, built-in wardrobes, door to cloakroom with pedestal wash hand basin with tiled splashback, fitted shelving, mirror-fronted bathroom cabinet, carpet.

Bedroom 2

Carpet, radiator, window to front, fitted wardrobes.

Bedroom 3

Carpet, coving, window to rear, radiator, single-glazed window to side, range of fitted wardrobes.

Shower room

Double-width shower cubicle with mains fitment, low flush WC, pedestal wash hand basin with tiled splashback, heated towel rail, extractor, opaque window, coving, carpet, airing cupboard with shelving and radiator.

Outside

To the front of the property a brick-pavier driveway provides off-road parking with access to the Garage. There is a paved path leading to the front door and round to the rear garden. The remainder of the front garden has an array of mature trees and shrubs with a small area of lawn.

To the rear there is a beautifully presented mature garden with an array of plants, shrubbery and mature trees, a paved patio area perfect for entertaining and very private, with the remainder of the garden laid to lawn enclosed by fencing and brick walling.

Services

Mains water, electricity, gas and drainage are connected. Gas-fired central heating.

Outgoings

Council tax band E, payable 2024/25 £2820.09. Water and drainage rates are payable.

Viewing

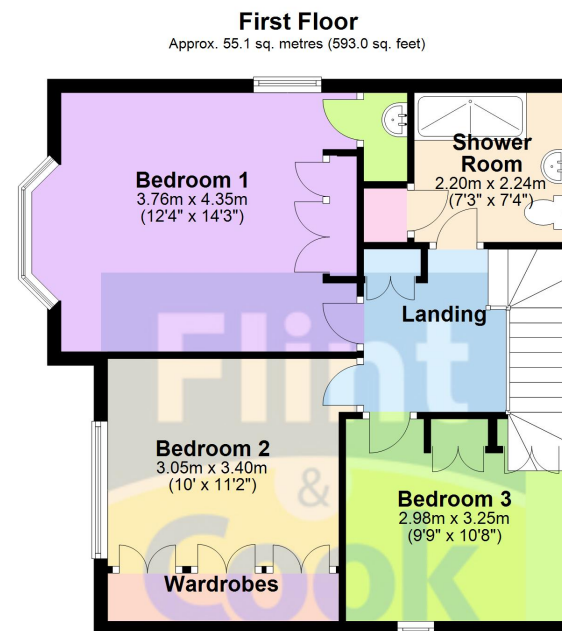
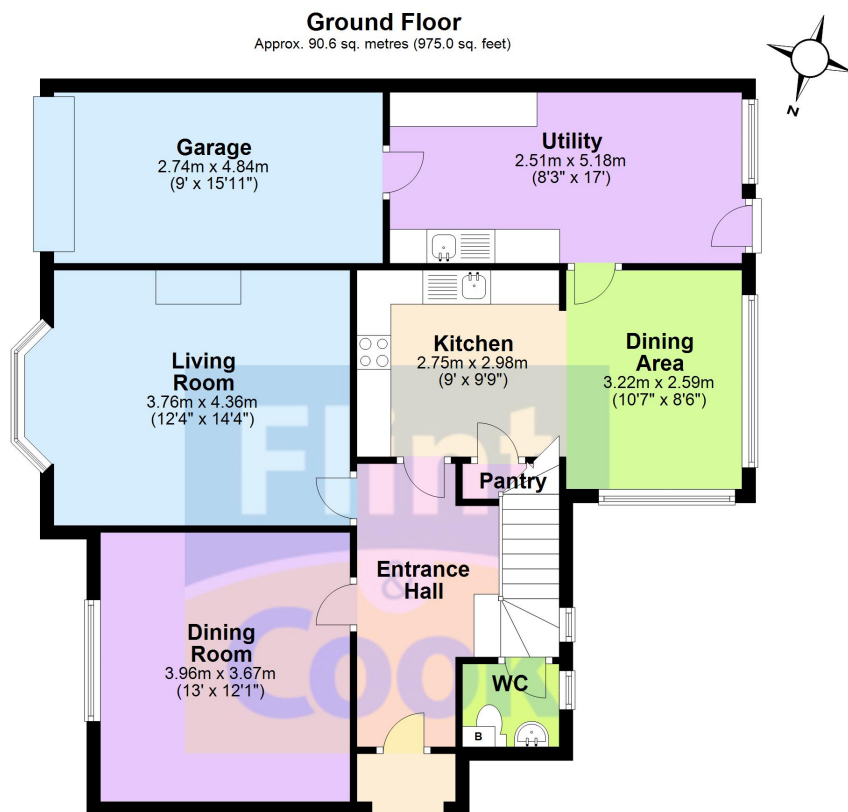
Strictly by appointment through the Agent, Flint & Cook (01432) 355455.

Directions

Proceed out of Hereford initially towards Ledbury on the Ledbury Road, continue past the fire station and continue round to the left. Pass both petrol stations and take the right turning for Lichfield Avenue shortly after. The property is situated on the right-hand side as indicated by the Agent's FOR SALE board.

Money laundering regulations

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



Total area: approx. 145.7 sq. metres (1568.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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