

FOR
SALE



4 Aconbury Avenue, Hereford HR2 6HP

£285,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a spacious 3-bedroom detached bungalow offering ideal family/retirement accommodation. The property, which is offered for sale with No Onward Chain, has the added benefit of gas central heating, generously sized living accommodation, good-size front and rear gardens, garage and driveway, and we recommend an internal inspection.

POINTS OF INTEREST

- *Outskirts of the City*
- *Spacious detached bungalow*
- *Good-size front and rear gardens*
- *3 bedrooms*
- *Garage & driveway*
- *Ideal for family or retirement*
- *No onward chain*
- *Must be viewed*



ROOM DESCRIPTIONS

Recessed entrance porch

Door to

Spacious reception hall

Radiator with display shelf over, access hatch to loft space, built-in airing cupboard with shelving above, door to

Lounge

Large double-glazed window to the front, coved ceiling, wall mounted gas fire.

Kitchen/breakfast room

With single drainer sink unit, worksurfaces with cupboards below, radiator, double-glazed window overlooking the rear garden, space for breakfast table, walk-in pantry cupboard with shelving, space for appliances, partially tiled wall surround, further large store cupboard with shelving.

Bedroom 1

Fitted carpet, radiator with display shelf over, coved ceiling, over bed pull light switch, space for wardrobes, double-glazed window to front.

Bedroom 2

Fitted carpet, double-glazed window to rear, space for wardrobes.

Bedroom 3

Radiator with display shelf over, double-glazed window to rear.

Bathroom

Suite comprising panelled bath with hand grips and shower unit over, pedestal wash hand basin and low flush WC, mirror-fronted medicine cabinet, double-glazed window, radiator with towel rail and mirror above.

Outside

To the front of the property there is an attractive lawned garden bordered by flowers and shrubs, enclosed by walling with double gates to the side opening onto a good-size concrete driveway providing off-road parking

facilities and leading to the

Garage with double doors, power and light points, glazed window to rear, ample storage space and door to side leading to a useful Storage Area with open-plan access to the side passageway with access doors to the front and rear, internal door to the kitchen and door to

WC

With high-flush cistern, glazed side window.

Garden

One of the main features of the property is the good-size rear garden, which is mainly laid to lawn and well enclosed by high hedging to maintain privacy.

Services

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

Outgoings

Council tax band D, payable 2024/25 £2307.34. Water and drainage rates are payable.

Directions

Proceed south out of Hereford on the A49 Ross Road and turn left at the Broadleys Public House traffic lights onto Holme Lacy Road. At the mini-roundabout turn right into Hoarwithy Road and after approximately 1/2 mile, turn left into Aconbury Avenue and the property is on your right-hand side.

Viewing

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

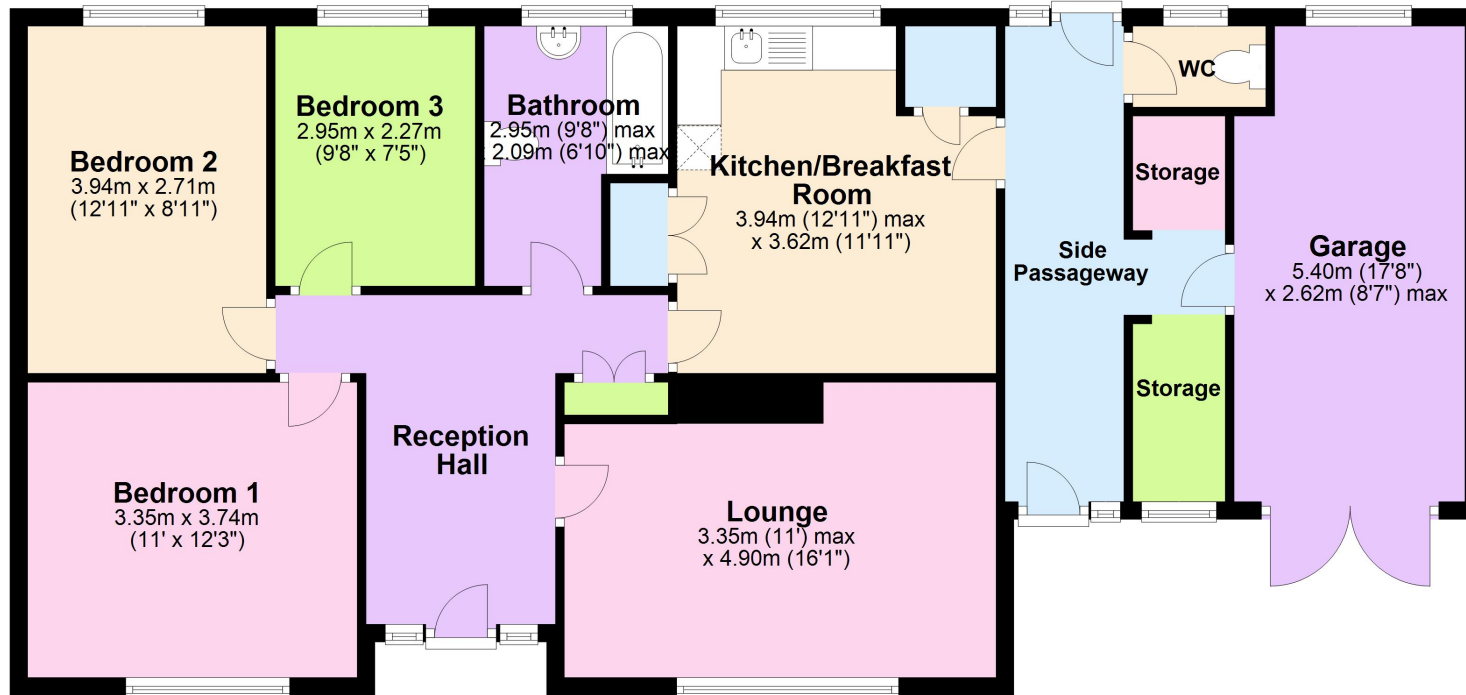
Money laundering regulations

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



Floor Plan

Approx. 108.5 sq. metres (1167.9 sq. feet)



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

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

4 Aconbury Avenue, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			