

FOR  
SALE



9 Dinedor Avenue, Hereford HR2 6DW

£279,950 - Freehold

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## PROPERTY SUMMARY

Situated to the south of Hereford City, a well presented and extended three bedroom semi detached house offering ideal first time buyer/ family accommodation and being sold with the added benefit of no onward chain. To the ground floor, offering three receptions, modern kitchen & bathrooms, downstairs W/C & utility, ample driveway parking and a low maintenance rear garden. A viewing is highly recommended.

## POINTS OF INTEREST

- *Extended 3 bedroom semi detached house*
- *Ample driveway parking & good sized low maintenance garden*
- *No onward chain!*
- *Ideal first time buyer/ family home*
- *3 Reception rooms & downstairs WC*
- *South of Hereford City*



## ROOM DESCRIPTIONS

### Ground floor

With canopy entrance porch and door into

### Entrance hall

With wood effect flooring, radiator, ceiling light point, carpeted stairs leading up and door leading into

### Living room

With fitted carpet, ceiling light point, feature brick fireplace with tiled hearth and wooden mantle over, radiator, double glazed bay window to the front aspect with fitted blind and door leading into

### Dining/family room

A fantastic room offering ample space for both dining and living leading into the kitchen with laminate flooring, ceiling light point, radiator, double glazed window, useful under stair storage cupboard, opening into the kitchen and doors leading to

### Kitchen

A modern fitted kitchen with matching wall and base units, ample work surface space, stainless steel 1 1/2 bowl sink and drainer unit, free standing cooker with 4 ring gas hob, electric oven and cooker hood over, space for freestanding fridge/ freezer, under counter space for a dishwasher, under counter space for extra larder fridge or freezer, tiled splash backs, fitted breaks fast bar, ceiling light point, tiled floor and double glazed window and door put to the rear garden.

### Utility/downstairs W/C

With fitted workspace and under counter space for washing machine and tumble dryer, low flush w/c, wash hand basin with tiled splash back, radiator, double glazed window, wall mounted gas central heating boiler, tiled floor.

### Office

Fitted with high gloss units for ample storage, fitted work surface space creating a perfect home office desk/study area, fitted carpet, radiator, ceiling light point, fitted shelving and double glazed french doors to the rear garden.

### First floor landing

With fitted carpet, loft hatch, double glazed window and doors to

### Bedroom 1

With fitted carpet, ceiling light point, radiator, double glazed bay window to the front aspect with fitted blinds, built in wardrobes with sliding doors and fitted shelving to the recess.

### Bedroom 2

With fitted carpet, radiator, ceiling light point, double glazed window overlooking the rear garden, built in storage cupboard with fitted shelving and fitted shelving with overhead storage cupboard.

### Bedroom 3

With fitted carpet, radiator, ceiling light point and double glazed window.

### Bathroom

Modern three piece white suite comprising panelled bath with shower head over, wash hand basin with storage below, low flush w/c, heated towel rail, double glazed window, ceiling light point and vinyl flooring.

### Outside

A fantastic low maintenance rear garden with a paved patio area leading to a decked area with wooden pergola and fitted wooden bench seats making a fantastic entertaining space with an area of artificial lawn for ease and low maintenance and the remainder of the garden laid to stone. There is a useful outside wooden storage shed, outside power points and tap, useful side access gate. The rear garden is enclosed by fencing.

To the front a block paved driveway providing ample off road parking for several vehicles with a border of ornamental trees. There is a side access gate to the rear.

### Directions

Proceed south out of Hereford over Greyfriars bridge heading towards Ross on Wye, taking the left hand turning at the Bradley's Pub on to Holme Lacy Road, then taking the first right hand turning onto Dinedor Avenue, the property is the first on the left 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- £2,177 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

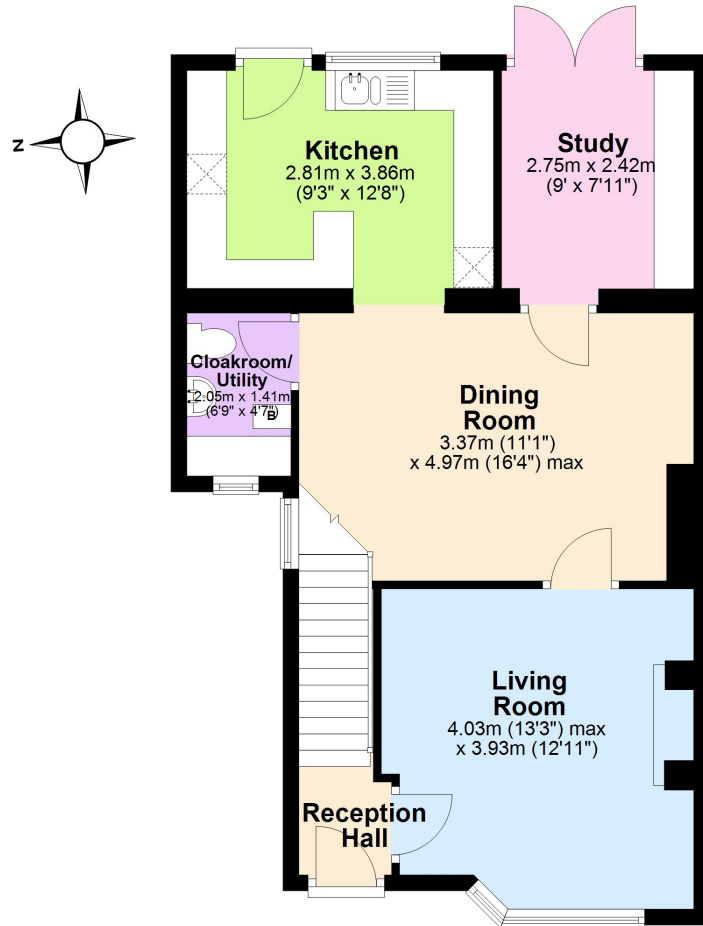
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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

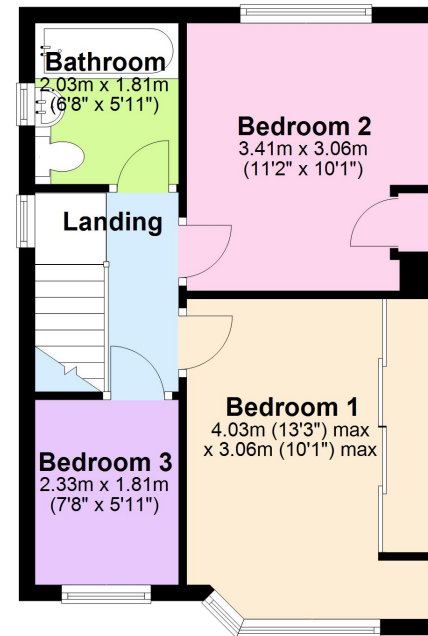
## Ground Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



## First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 94.3 sq. metres (1015.5 sq. feet)

**9 Dinedor Avenue, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	