

FOR
SALE



11 Frederick Avenue, Hereford HR1 1HL

£215,000 - Freehold

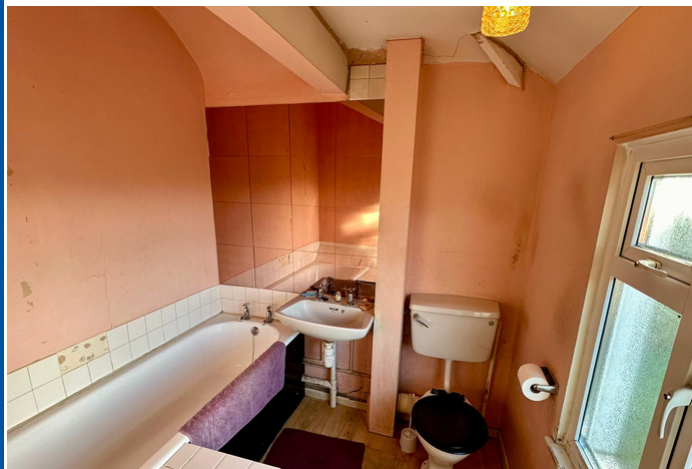
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location a spacious 3 bedroom semi-detached older-style house which requires modernisation, good sized corner plot, garage & driveway. No onward chain.

POINTS OF INTEREST

- *Popular residential location*
- *Older-style semi-detached house*
- *3 bedrooms*
- *Downstairs cloakroom*
- *Requires modernisation*
- *Garage & driveway*
- *Ideal for first time buyers/small family accommodation*
- *No onward chain*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door through to the

Reception Hall

With double radiator, stairs to the first floor and door to the

Lounge

Window to the front aspect, radiator, wall mounted pebble-effect electric fire, understairs store cupboard and door to the

Kitchen/Dining Room

In need of modernisation but currently comprising single drainer sink unit with mixer tap over, range of base cupboards with worksurfaces over and tiled splashbacks, 2 windows overlooking the rear garden, double radiator, space for dining table, wall mounted gas central heating boiler and corner store cupboard, space for appliances and glazed panelled door to the

Rear Lobby

With door to the side driveway, useful store cupboard and door to the

Downstairs Cloakroom

Low flush WC and window.

First floor landing

Access hatch to loft space and door to

Bedroom 1

Radiator, window to the front aspect, space for wardrobes and picture rail.

Bedroom 2

Window to the rear, radiator, built-in store cupboard.

Bedroom 3

Window to the rear, radiator, picture rail.

Bathroom

In need of modernisation but currently comprising bath with tiled splashback, wash hand-basin with mirror tiles over, low flush WC, side window.

Off the landing, there is a window to the side and door to a

Separate Shower

Not tested but could easily be used as a shower again or converted into a useful store cupboard.

Outside

To the front of the property double gates open onto a good size concrete driveway providing ample off-road parking to the side and this leads down to the DETACHED GARAGE at the rear with up-and-over door, power and light points and ample storage space. To the side of the driveway there is a lawned area, enclosed by fencing with the front garden paved for easy maintenance with flower borders. To the rear of the property there is a paved area with potential space for a ground floor extension, subject to necessary consent and this then leads onto the remainder of the garden which is mainly laid to lawn and enclosed by high fencing to maintain privacy and a variety of trees. With the rear garden facing southwest, it also offers an ideal suntrap.

Services

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

Outgoings

Council tax band B - payable 2023/24 £1712.95

Water and drainage - rates are payable/metered supply

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

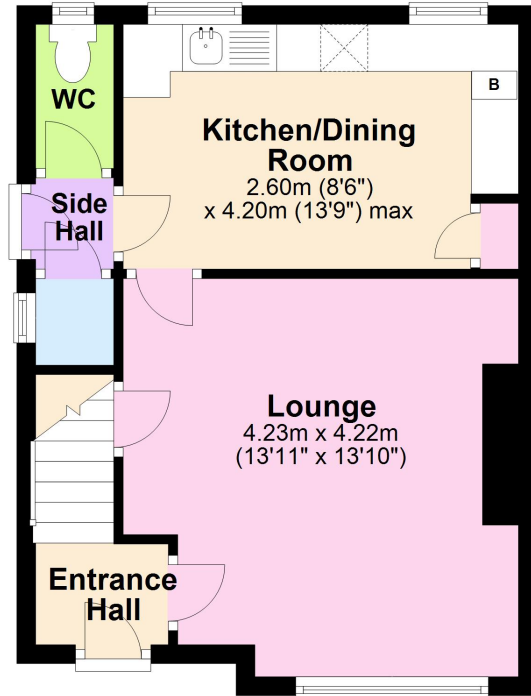
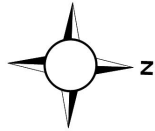
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - sulk.memory.yards

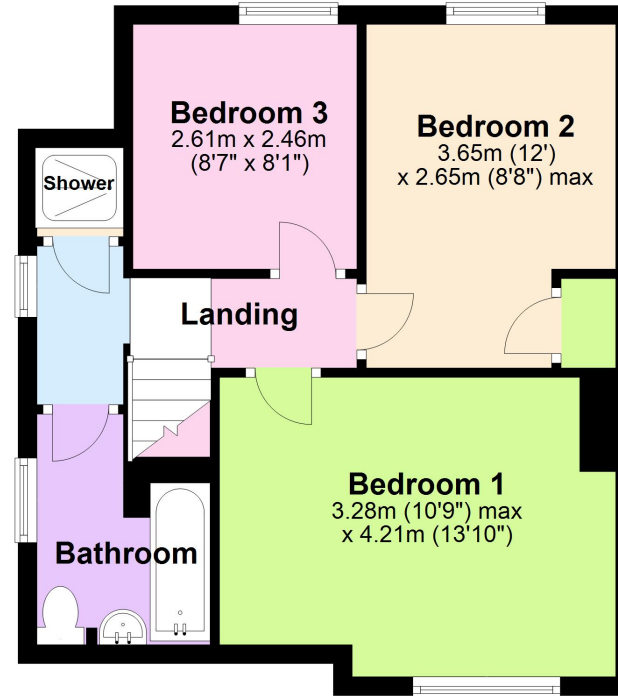
Ground Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



Total area: approx. 74.9 sq. metres (806.3 sq. feet)

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

11 Frederick Avenue, Hereford

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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			
		65	79
England, Scotland & Wales			
		EU Directive 2002/91/EC	