

FOR
SALE



12 Arran Avenue, Hereford HR2 6BT

£285,000 - Freehold

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

PROPERTY SUMMARY

Situated in this convenient residential location just a short distance from Hereford City Centre a 3 bedroom semi-detached house offering ideal family accommodation and having the added benefit of no onward chain. The property also benefits from driveway parking, garage, well-maintained rear garden, spacious living accommodation and converted attic (not to Regs.) offering ideal scope (subject to Planning/Regs).

POINTS OF INTEREST

- *Convenient residential location*
- *Semi-detached house*
- *3 bedrooms*
- *No onward chain*
- *Ideal family home*
- *Driveway parking/garage*
- *Must be viewed!!!*



ROOM DESCRIPTIONS

Ground Floor

Entrance door leading to the Entrance Hall

with fitted carpet, radiator, central heating thermostat, carpeted stairs leading up, smoke alarm and door leading to the

Living Room

with fitted carpet, radiator, double-glazed bay to front and feature fireplace with wooden mantel over.

Kitchen/Dining Room

with fitted base units, ample work surface space, stainless steel sink and drainer, under counter space for washing machine and dishwasher, plus tumble dryer, space for free standing fridge/freezer, double electric oven, four-ring gas hob with extractor over, tiled splashback, tiled floor, double-glazed window to rear, fuse-board and door to rear porch.

Dining Area with fitted carpet, radiator, built-in storage cupboard and double-glazed sliding doors leading to the

Conservatory

with tiled floor, radiator, ceiling light point, double-glazed windows and double-glazed French doors to rear patio.

Side Porch

with tiled floor, recessed spotlights, double-glazed window to side and door to

Downstairs WC

with low flush WC, pedestal wash hand basin, part-tiled surround, electric heater, tiled floor, recessed spotlights, extractor, double-glazed window and wall mounted mirrored storage cabinet.

First Floor Landing

with fitted carpet, double-glazed window, smoke alarm, loft hatch with pull-down ladder providing access to the converted attic (not to Regs.) and door to

Bedroom 1

with fitted carpet, radiator, bay to front and two built-in double wardrobes with storage above.

Bedroom 2

with fitted carpet, radiator, double-glazed window to rear, built-in storage cupboard housing the gas central heating boiler and hot water cylinder.

Bedroom 3

with fitted carpet, radiator and double-glazed window to front.

Bathroom

full suite comprising panelled bath with tiled surround, pedestal wash hand basin with tiled splashback, low flush WC, corner shower cubicle with electric shower head over, tiled surround, heated towel rail, tiled floor, opaque double-glazed window, recessed spotlights and extractor.

Attic

with fitted carpet, electric heater, two Velux windows, five doors to eaves storage and recessed spotlights.

Services

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

Outgoings

Council tax band C, payable 2024/25 £2050.97, Water and drainage rates are payable.

Viewing

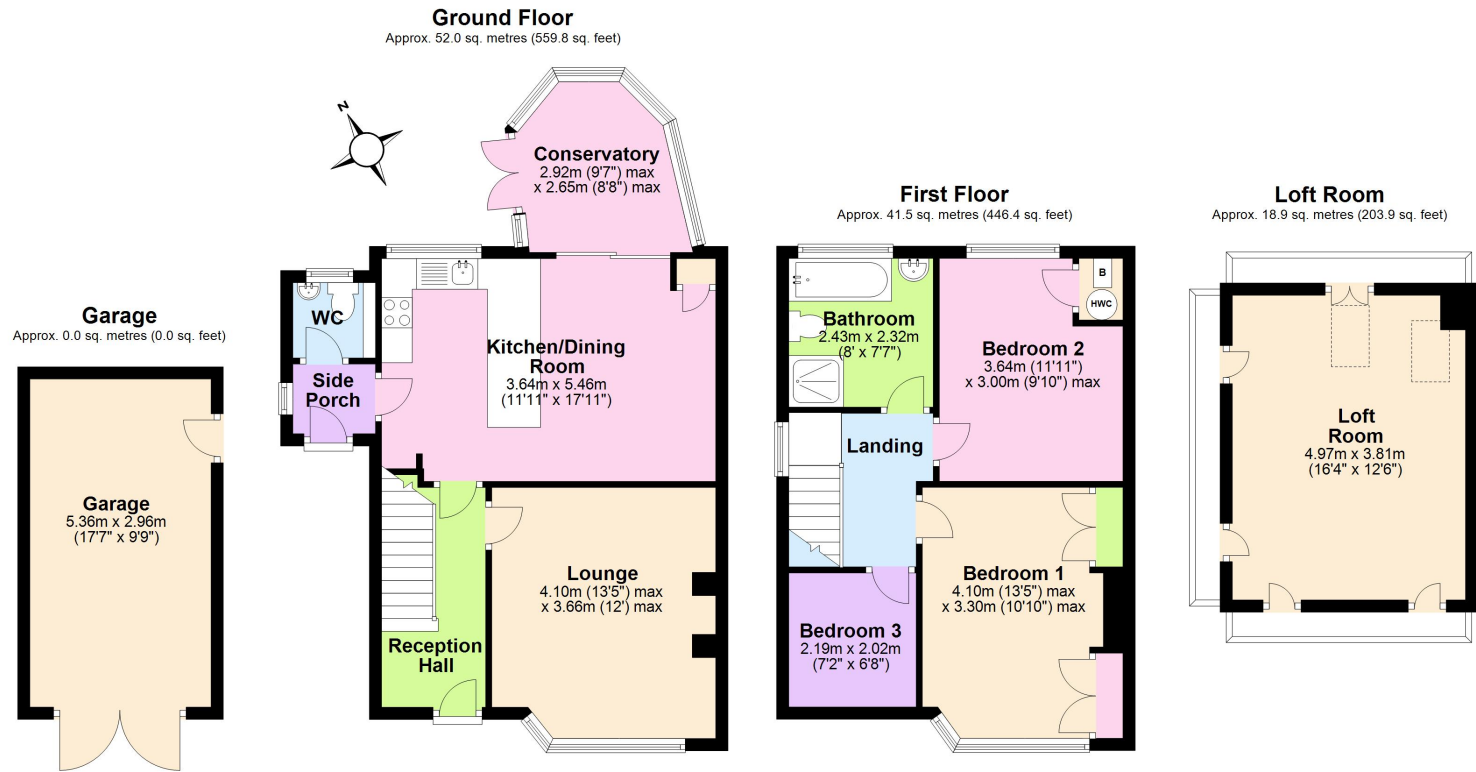
Strictly by appointment through the Agents, Flint & Cook (01432) 355455,

Directions

Proceed south out of Hereford over Greyfriars Bridge taking the first exit towards Ross-on-Wye. Take the left exit down past The Welsh Club, continue to the mini roundabout and take the first exit straight over continuing down towards Hinton Road, then take the right-hand turn signposted for Arran Avenue, continue down the cul-de-sac and the property will be found on the right-hand side at the end as indicated by The Agent's For Sale Board.

Money Laundering

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



Total area: approx. 112.4 sq. metres (1210.0 sq. feet)

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

12 Arran Avenue, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	70
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		