

FOR
SALE



13 Oulton Avenue, Belmont, Hereford HR2 7YX

£269,500 - Freehold

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

PROPERTY SUMMARY

Situated in a popular residential location, a three bedroom, semi detached house, offering ideal first time buyer/small family accommodation. The property has the added benefit of gas central heating, double glazing, driveway parking, garage and is also being sold with the added benefit of no onward chain.

POINTS OF INTEREST

- *3 Bedrooms (1en suite)*
- *Semi detached house*
- *Driveway parking and garage*
- *Ideal first time buyer/small family accommodation*
- *No onward chain*
- *Must be viewed*



ROOM DESCRIPTIONS

Ground floor

With composite entrance door leading into

Entrance porch

Cloak storage, vinyl flooring and door leading to

Living room

Laminate floor, double glazed window to the front aspect, 3 wall lights, 2 radiators, carpeted stairs leading up, gas central heating thermostat and door leading into the

Kitchen/Dining room

Kitchen fitted with matching wall and base units, 1 ½ bowl sink and drainer unit, ample work surface space, 4 ring gas hob with electric over below and extractor over, under counter space for dishwasher and under counter fridge, tiled splash back, recessed spotlights, 2 double glazed windows to the rear aspect, radiator, useful understairs pantry style cupboard and door leading into the

Utility room

Matching wall and base units, ample work surface, sink and drainer unit, undercounter space for washing machine and tumble dryer, tiled splash back, recessed spotlights, double glazed window, wall mounted gas central heating boiler, radiator and door to the

Downstairs WC

With low flush WC and automatic light and door leading into

Integral garage

With light and power and up and over door to the front.

First floor landing

Fitted carpet, 2 loft hatches - the loft is boarded with a light, airing cupboard housing hot water cylinder and fitted shelving.

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect, ceiling light point, large built in double wardrobe and door leading to the en suite shower room.

En suite

Fitted corner shower, electric shower head over, with tiled surround, low flush WC, pedestal wash hand basin, tiled floor, extractor, recessed spotlights.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect and large built in double wardrobe.

Bedroom 3

Fitted carpet, radiator and double glazed window to the rear aspect.

Bathroom

3 piece suite comprising, panel bath, with hand held mains fitment shower head attachment over, pedestal wash hand basin, low flush WC, laminate flooring, tiled surround, ceiling light point, extractor, and double glazed velux window.

Outside

To the front

Brick pavier driveway providing off road parking for several vehicles, enclosed by fenced borders and 2 areas of decorative stone for ease and low maintenance.

To the rear

A paved patio area, south facing, making it a perfect sun trap/entertaining space, with steps leading up to the remainder of the garden which is mostly laid to lawn, with a small patio area in the far corner, which has armoured electric cable running to it (ideal for a shed/home office/hot tub). The garden is enclosed by fencing and brick walling. There is also a useful outside sink. The garden is south facing, making it a sun trap all day.

Services

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

Outgoings

Council tax band D, payable 2024/25 £2296.38. Water and drainage rates are payable.

Viewing

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

Directions

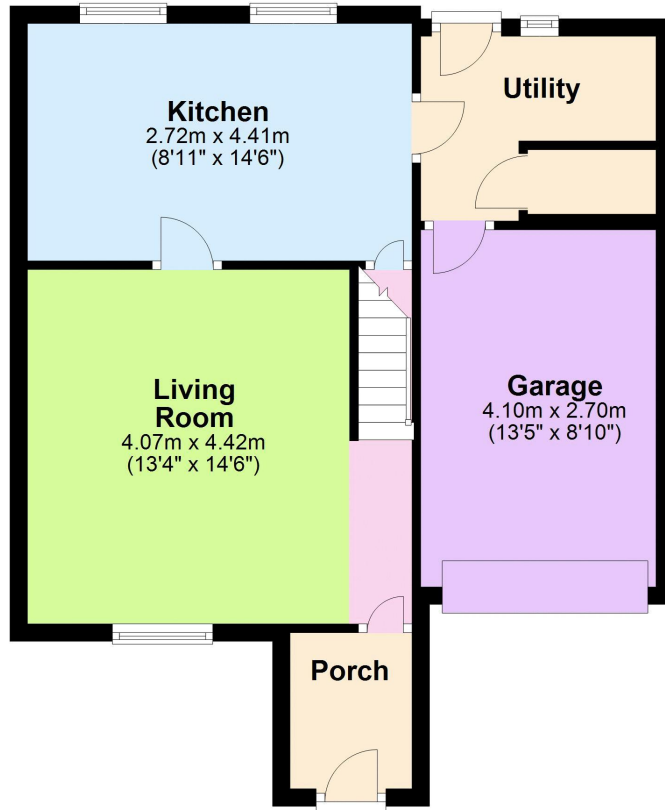
Proceed south out of Hereford, over Greyfriars bridge, taking the second exit heading towards Belmont Road, continue on Belmont Road to the Tesco roundabout, taking the third exit, onto Northolme Road, take the first exit left onto Stanbrook Road, and the second left turning onto Oulton Avenue, continue along Oulton Avenue and roughly one hundred yards on the left hand side. The property is situated just down from the left turn for Stoneleigh Drive.

Money laundering regulations

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

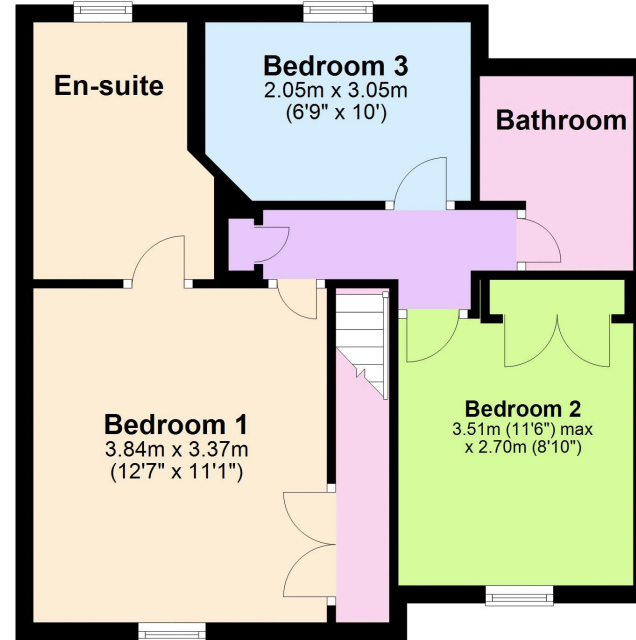
Ground Floor

Approx. 50.6 sq. metres (544.8 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 95.0 sq. metres (1022.1 sq. feet)

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

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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			
England, Scotland & Wales		62	82
EU Directive 2002/91/EC			