

FOR
SALE



1 Dinedor Avenue, Hereford HR2 6DW

£278,500 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location south of Hereford City, an extended three bedroom semi detached home offering ideal first time buyer/ family accommodation. The property has the added benefit of extended ground floor living accommodation, a good sized rear garden, driveway parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi detached house*
- *Three bedrooms, extended ground floor accommodation*
- *Popular residential location south of Hereford City*
- *Driveway parking & garden*
- *Must be viewed*
- *Ideal first time buyer/ family home*



ROOM DESCRIPTIONS

Ground floor

With double glazed entrance door into

Entrance porch

With tiled floor, coving and door into

Entrance hall

With wood flooring, radiator, carpeted stairs leading up and door into

Living room

With wooden flooring, double glazed bay window to front, radiator, feature fireplace with wood burning stove and door into

Kitchen

Fitted with wall and base units, ample work surface space, sink and drainer unit, integrated double electric oven and microwave, 4 ring electric hob with extractor over, integrated fridge freezer, integrated dishwasher, recess spotlights, tiled floor, radiator, understair storage cupboard, opening into the dining/family room and door into the utility

Dining/family room

With tiled floor, double glazed window to the side aspect and double glazed sliding doors out to the rear garden, fitted side cupboards with shelving

Utility room

With fitted cupboards and work surface space, wall mounted gas central heating boiler, under counter space for washing machine and tumble dryer, ceiling light point, vinyl floor and, door to the rear garden and doors to

Downstairs W/C

Low flush w/c, wash hand basin with tiled splash back, double glazed window, ceiling light point and vinyl flooring

Garage

Part converted and currently utilised as a gym/home office with store room to front, recess spotlights and skylight.

First floor landing

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

Bedroom 1

With fitted carpet, radiator, double glazed bay window to the front and coving

Bedroom 2

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

Bedroom 3

With fitted carpet, radiator and double glazed window to the front aspect

Bathroom

Three piece suite comprising panelled bath with tiled surround and mains fitment shower head over, wash hand basin with storage under, low flush w/c, tiled floor, heated towel rail, extractor and double glazed window

Outside

To the front a driveway provides off road parking for several vehicles with access to the front porch, access to the front garage with opening doors and electric car charging point.

To the rear a large rear garden mostly laid to lawn with an area of decking with pergola, a paved patio area, a raised pond, an outside wooden storage shed, raised beds, an array of ornamental shrubs and trees, the garden is enclosed by fencing.

Services

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

Outgoings

Council tax band C, payable 2024/2025 £2071

Water and drainage rates are payable.

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.

Viewing

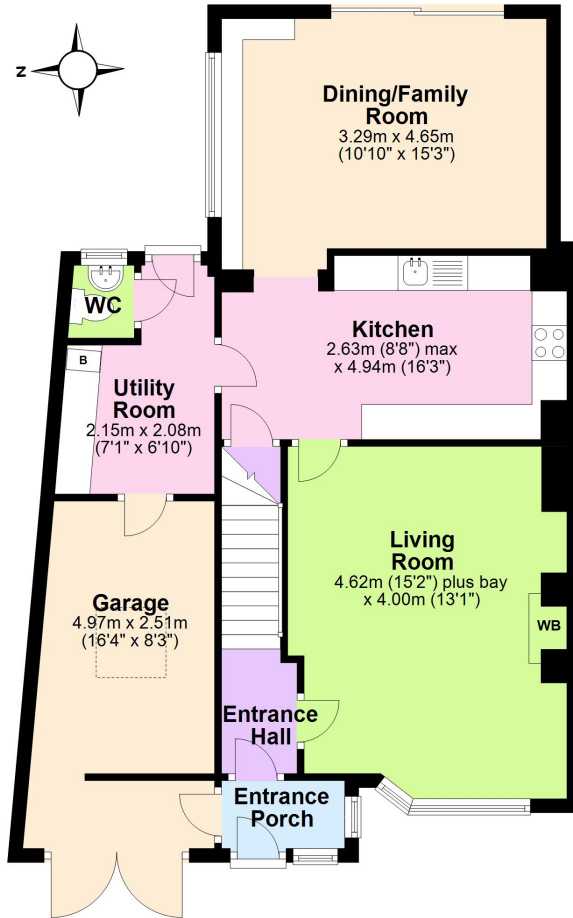
Strictly by appointment through the Agent, Flint & Cool, 01432 355455.

Money laundering regulations

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

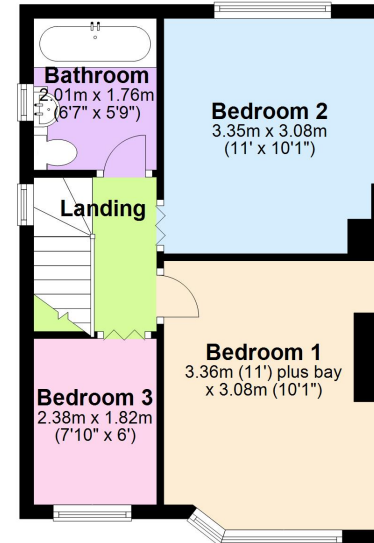
Ground Floor

Approx. 75.8 sq. metres (816.2 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



Total area: approx. 110.8 sq. metres (1192.7 sq. feet)

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

1 Dinedor 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 | | | |
| England, Scotland & Wales | | 69 | 83 |
| EU Directive 2002/91/EC | | | |