

FOR  
SALE



4 Aconbury Avenue, Hereford HR2 6HP

£279,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a spacious 3-bedroom detached bungalow offering ideal family/retirement accommodation. The property, which is offered for sale with No Onward Chain, has the added benefit of gas central heating, generously sized living accommodation, good-size front and rear gardens, garage and driveway, and we recommend an internal inspection.

## POINTS OF INTEREST

- *Outskirts of the City*
- *Spacious detached bungalow*
- *Good-size front and rear gardens*
- *3 bedrooms*
- *Garage & driveway*
- *Ideal for family or retirement*
- *No onward chain*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Recessed entrance porch

Door to

### Spacious reception hall

Radiator with display shelf over, access hatch to loft space, built-in airing cupboard with shelving above, door to

### Lounge

Large double-glazed window to the front, coved ceiling, wall mounted gas fire.

### Kitchen/breakfast room

With single drainer sink unit, worksurfaces with cupboards below, radiator, double-glazed window overlooking the rear garden, space for breakfast table, walk-in pantry cupboard with shelving, space for appliances, partially tiled wall surround, further large store cupboard with shelving.

### Bedroom 1

Fitted carpet, radiator with display shelf over, coved ceiling, over bed pull light switch, space for wardrobes, double-glazed window to front.

### Bedroom 2

Fitted carpet, double-glazed window to rear, space for wardrobes.

### Bedroom 3

Radiator with display shelf over, double-glazed window to rear.

### Bathroom

Suite comprising panelled bath with hand grips and shower unit over, pedestal wash hand basin and low flush WC, mirror-fronted medicine cabinet, double-glazed window, radiator with towel rail and mirror above.

### Outside

To the front of the property there is an attractive lawned garden bordered by flowers and shrubs, enclosed by walling with double gates to the side opening onto a good-size concrete driveway providing off-road parking

facilities and leading to the

Garage with double doors, power and light points, glazed window to rear, ample storage space and door to side leading to a useful Storage Area with open-plan access to the side passageway with access doors to the front and rear, internal door to the kitchen and door to

### WC

With high-flush cistern, glazed side window.

### Garden

One of the main features of the property is the good-size rear garden, which is mainly laid to lawn and well enclosed by high hedging to maintain privacy.

### Services

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

### Outgoings

Council tax band D, payable 2024/25 £2307.34. Water and drainage rates are payable.

### Directions

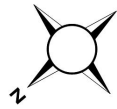
Proceed south out of Hereford on the A49 Ross Road and turn left at the Broadleys Public House traffic lights onto Holme Lacy Road. At the mini-roundabout turn right into Hoarwithy Road and after approximately 1/2 mile, turn left into Aconbury Avenue and the property is on your right-hand side.

### Viewing

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

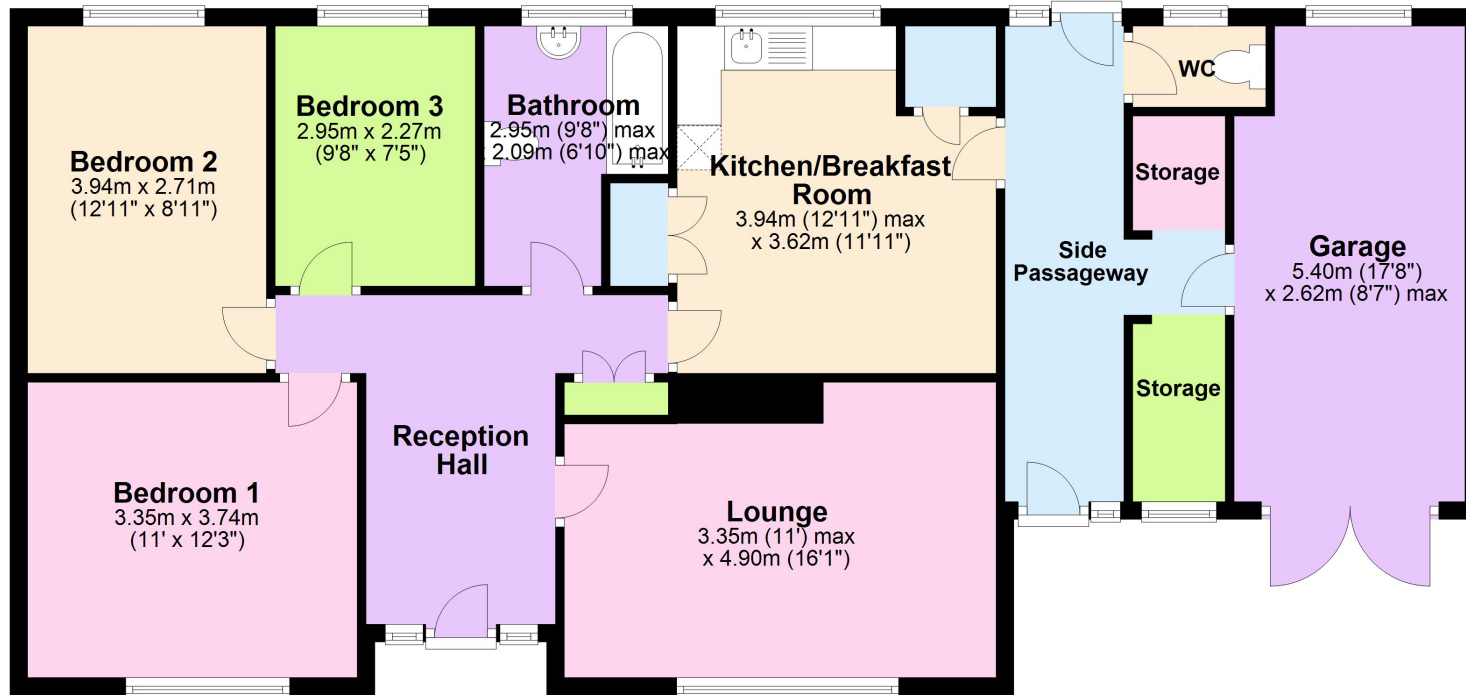
### Money laundering regulations

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



### Floor Plan

Approx. 108.5 sq. metres (1167.9 sq. feet)



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

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

### 4 Aconbury Avenue, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			