

FOR
SALE



30 Aylesbrook Road, Hereford HR4 9QS

£279,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location a 4-bedroom semi-detached home offering ideal family accommodation. The property requires a degree of modernisation throughout but has the added benefit of gas central heating, double-glazing, 4 bedrooms, driveway parking, garage and we highly recommend an internal inspection.

POINTS OF INTEREST

- *4 bedrooms*
- *Semi-detached house*
- *Popular residential location*
- *Ideal family home*
- *Requires some modernisation*
- *Garage and driveway parking*
- *Gas central heating & double glazing*
- *Must be viewed*



ROOM DESCRIPTIONS

Reception hall

Approached through uPVC entrance door and having carpet, radiator, carpeted stairs leading up, central heating thermostat, coat storage cupboard with fitted shelving, doors to

Wet room/utility

Low flush WC, pedestal wash hand basin with tiled splashback, electric shower with tiled surround, heated towel rail, window, extractor, space and plumbing for washing machine and tumble drier.

Living room

Carpet, radiator, 2 windows looking onto the rear garden, 2 ceiling light points.

Kitchen/dining room

Fitted with matching wall and base units, worksurfaces and tiled splashbacks, stainless steel 1 1/2 bowl sink and drainer, free-standing electric oven and hob with extractor over, undercounter space for dishwasher, wall mounted gas central heating boiler, tiled floor, radiator, space for dining table, recessed spotlights, smoke alarm, 2 windows, door to side and door to the garage.

First floor landing

Carpet, loft hatch, smoke alarm, built-in airing cupboard, doors leading to

Bedroom 1

Carpet, radiator, window with far-reaching views, built-in wardrobe space.

Bedroom 2

Carpet, radiator, window.

Bedroom 3

Carpet, radiator, window.

Bedroom 4

Carpet, radiator, window.

Bathroom

3 piece suite comprising panelled bath with mains fitment rainfall showerhead over and panelled surround, wash hand basin with storage under, and low flush WC, heated towel rail, vinyl floor, 2 windows, extractor, ceiling light point.

Outside

To the front a concrete driveway providing off-road parking for several vehicles and access to the up-and-over Garage door, understairs storage cupboard, electric, light and door to kitchen.

There is side access leading round to the rear garden with useful outside tap, 3 wooden storage sheds and paved path leading to the rear door and to the rear access gate. The remainder of the rear garden is laid to lawn and enclosed by fencing.

Services

Mains gas, water, electricity 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

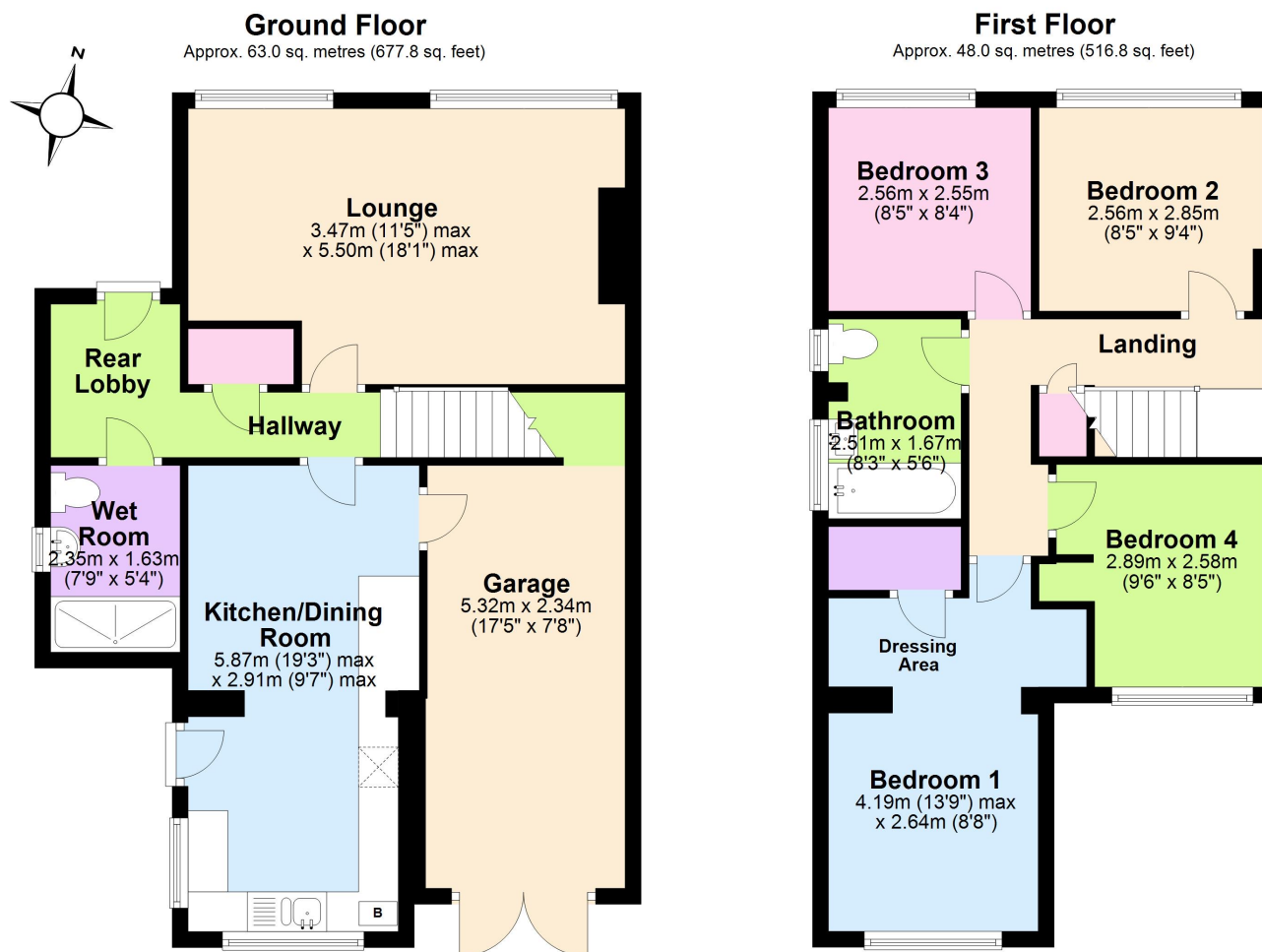
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Directions

Proceed north out of Hereford along Edgar Street and at the Pizza Hut roundabout take the 1st exit over the bridge towards Holmer Road. At the mini-roundabout take the 2nd exit right up Holmer Road towards the A49. At the Starting Gate roundabout take the 1st left onto Roman Road then at the 2nd set of traffic lights take the left-hand turn onto Aylesbrook. Continue along Aylesbrook and take the 2nd right-hand turning down to the far corner and the property is situated in the far corner on the right-hand side.

Money laundering regulations

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



Total area: approx. 111.0 sq. metres (1194.6 sq. feet)

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

30 Aylesbrook, Holmer, Hereford

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		78
(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		
EU Directive 2002/91/EC		