

FOR
SALE



17 Hewitt Avenue, Hereford HR4 0QP

£279,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, an extended 3 bedroom semi-detached property offering ideal first time buyer/small family accommodation and offered For Sale with no onward chain. The property has the added benefit of gas central heating, double glazing, driveway parking, garage to the rear and we highly recommend an internal inspection.

POINTS OF INTEREST

- *3 Bedroom semi-detached house*
- *Popular residential location*
- *Ideal first buyer/small family accommodation*
- *Driveway parking & garage*
- *Gas central heating & double glazing*
- *No onward chain*



ROOM DESCRIPTIONS

Double glazed sliding doors lead into the

Porch

With door leading into the

Reception Hall

Radiator, laminate flooring, useful understairs storage cupboard, smoke alarm, carpeted stairs leading to the first floor and doors to

Living Room

Laminate flooring, double glazed window to the front aspect, radiator, coal-effect living-flame gas fire and French doors leading into the

Dining Area

Laminate flooring, radiator and opening into the

Family Room

Laminate flooring, radiator and double glazed doors leading out to the rear garden.

Kitchen

Fitted with matching wall and base units, ample worksurfaces, 1½ bowl sink and drainer unit, tiled splashbacks, under-counter space for washing machine, integrated fridge, double gas oven and 4-ring gas hob, tiled floor, double glazed window to the side and opening into the

Rear Porch

Tiled floor and door leading into the

Downstairs WC

With low flush WC, wash hand-basin, radiator, tiled floor and double glazed opaque window to the rear aspect.

First floor landing

Fitted carpet, loft hatch, double glazed window to the side aspect and doors to

Bedroom 1

Exposed floorboards, radiator, double glazed window to the front aspect and cupboard fitted with rail and wooden shelving.

Bedroom 2

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

Bedroom 3

Radiator, fitted carpet, double glazed window to the front aspect and built-in double wardrobe with 3 drawers fitted over the bulkhead.

Bathroom

Suite comprising P-shaped bath with mains fitment and rainfall showerhead over, pedestal wash hand-basin, low flush WC, radiator, vinyl flooring, opaque double glazed window to the rear, double built-in mirrored storage cabinet and Worcester Bosch gas central heating boiler.

Outside

To the front there is a driveway providing off-road parking for several vehicles. The remainder of the front garden is laid to lawn with mature trees and there is a path leading down to the side access and to the rear access door. To the rear of the property there is a small area of patio with the remainder of the garden laid to lawn with a rear access door to the GARAGE with up-and-over door, light and power. There is a rear access gate and the garden is enclosed by fencing to maintain privacy.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band C - payable 2024/25 £2050.97

Water and drainage - metered supply.

Money laundering regulations

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

Viewing

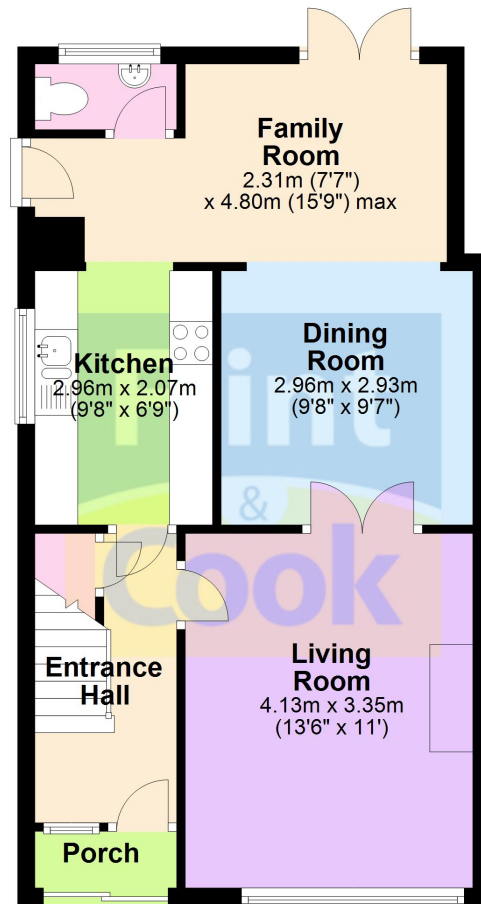
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed west out of Hereford City along Whitecross Road and, at the Monument roundabout, take the 2nd exit straight over onto Kings Acre Road. Continue along Kings Acre Road until the left turning for Stretton Close and Carroll Avenue. Continue along this road round to the left hand side and the property is located after approximately 50 yards on the left hand side, as indicated by the Agent's FOR SALE board. What3words - visual.sudden.gently

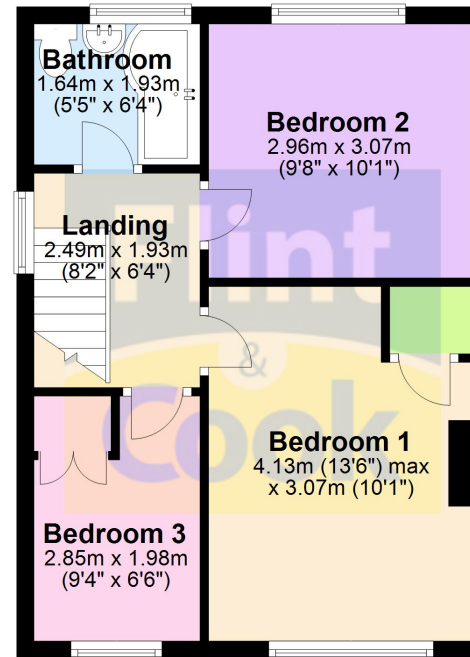
Ground Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 85.0 sq. metres (914.6 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		
	60	78
England, Scotland & Wales		
EU Directive 2002/91/EC		