

FOR
SALE



39 Seaton Avenue, Tupsley, Hereford HR1 1NP

£360,000 - Freehold

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

PROPERTY SUMMARY

Situated in this highly sought after residential location, a well presented and extended three bedroom semi detached home offering ideal family accommodation and being sold with the added benefit of no onward chain. The property also benefits from gas central heating, double glazing, garage, driveway parking, front and rear gardens and has been extended to the ground floor. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after location*
- *Three bedrooms, extended ground floor accommodation*
- *Semi detached house*
- *No onward chain*
- *Well presented throughout*
- *Driveway parking, garage & garden*



ROOM DESCRIPTIONS

Ground floor

With recessed entrance porch and door leading into

Entrance hallway

With wooden flooring, stairs leading up to the first floor, radiator, smoke alarm, ceiling light point and doors into

Living room

With fitted carpet, double glazed bay window to the front aspect, radiator, ceiling light point and double doors leading through to the

Dining room/family room

With wooden flooring, coving, radiator, two ceiling lights, double glazed french doors out to the rear patio area and feature fireplace.

Kitchen/breakfast room

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer unit, electric oven? 4 ring gas hob, space for freestanding fridge/freezer, space for a dining table, two double glazed windows, double glazed french doors to the rear, two ceiling lights, upright radiator, under stair storage cupboard and door to

Rear porch area

With tiled floor, radiator, double glazed door to the rear and doors to

Utility/Cloakroom

With low flush w/c, wash hand basin with tiled splash back, work surface space with cupboards above and space below for washing machine and tumble dryer, radiator, tiled floor, gas central heating boiler and ceiling light.

Garage

With light and power, fuse box and up and over door to the front.

First floor landing

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

Bedroom 1

With fitted carpet, radiator, double glazed bay window to the front and built in triple wardrobe with sliding doors.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear garden, coving, double built in storage cupboard.

Bedroom 3

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

Bathroom

Three piece suite comprising, panelled bath with electric rainfall shower head over, pedestal wash hand basin with tiled splash back, low flush w/c, two double glazed windows, recess spotlights, wood effect flooring, heated towel rail.

Outside

To the rear a large decked area making it an ideal entertaining space with path leading to the remainder of the garden which is laid to lawn with a border of ornamental plants, the rear garden is enclosed by fencing. To the front a brick paviour driveway providing off road for several vehicles with a small area of lawn.

Directions

Proceed east out of Hereford along Ledbury Road heading over the roundabout past the Rose & Crown pub, continue to the next set of traffic lights continuing on to Ledbury Road then taking the left turning for Burden Drive, then take the right onto Seaton Avenue, the property is situated a short distance down on the left hand side.

Services

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

Outgoings

Council tax band C.

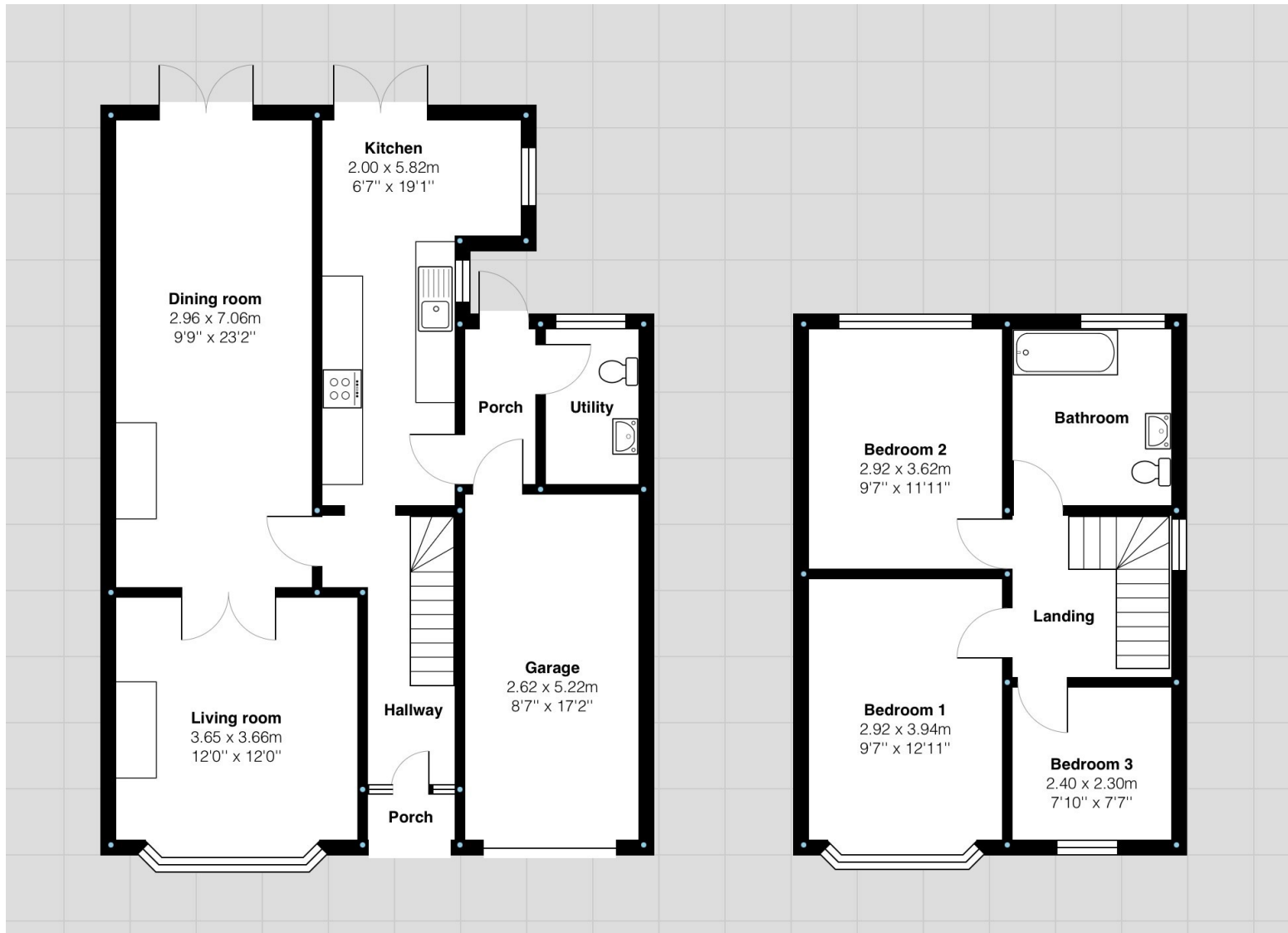
Water and drainage rates are payable.

Viewings

Strictly via appointment through the agent, Flint & Cook.

Money laundering regulations

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			