

FOR
SALE



33 Emlyn Avenue, Hereford HR4 0JH

£250,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a 3-bedroom semi-detached home offering ideal first-time buyer accommodation. The property has the added benefit of driveway parking, gas central heating, double-glazing and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi-detached house*
- *3 bedrooms*
- *Popular residential location*
- *Driveway parking*
- *Gas central heating, double-glazing*
- *ideal for first-time buyer*



ROOM DESCRIPTIONS

Canopy porch

Door to

Entrance hall

Wooden flooring, window, useful understairs storage cupboard, doors to

Living room

Fitted carpet, coal-effect gas fireplace with feature surround, bay window to front.

Kitchen/breakfast room

Fitted with matching wall and base units, worksurfaces and tiled splashbacks, 1 1/2 bowl sink and drainer unit, free-standing cooker, under counter space for dishwasher, space for free-standing fridge/freezer, window to rear, radiator, coving, door to inner hallway and door to

Utility room

Tiled floor, wash hand basin, 2 windows, space and plumbing for washing machine and tumble drier, wall mounted gas central heating boiler, fusebox, door to

Inner hallway

Door to rear garden.

First floor landing

Exposed floorboards, loft hatch, window, doors into

Bedroom 1

Exposed floorboards, window to front with views across Herefordshire, radiator, double built-in storage cupboard with hanging rail and fitted wooden shelf.

Bedroom 2

Exposed floorboards, radiator, window overlooking the rear garden, built-in wooden storage unit with hanging rail and fitted shelving.

Bedroom 3

Exposed floorboards, radiator, window to front, bulkhead.

Bathroom

Panelled bath with mains fitment showerhead over, tiled surround, pedestal wash hand basin, low flush WC, 2 windows, extractor, vinyl flooring, heated towel rail.

Outside

To the rear a paved patio area perfect for entertaining and southwest facing with a concrete pathway leading to the remainder of the garden, which is mostly laid to lawn with a border of ornamental shrubs enclosed by fencing with an outside brick store with single-glazed window. There is a side access gate leading to the front of the property.

To the front a tarmac driveway providing off-road parking for several vehicles with concrete steps leading to the front door and side access gate. Outside tap.

Services

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

Outgoings

Council tax band B payable 2024/25 £1794.59. Water and drainage - metered supply.

Viewing

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

Directions

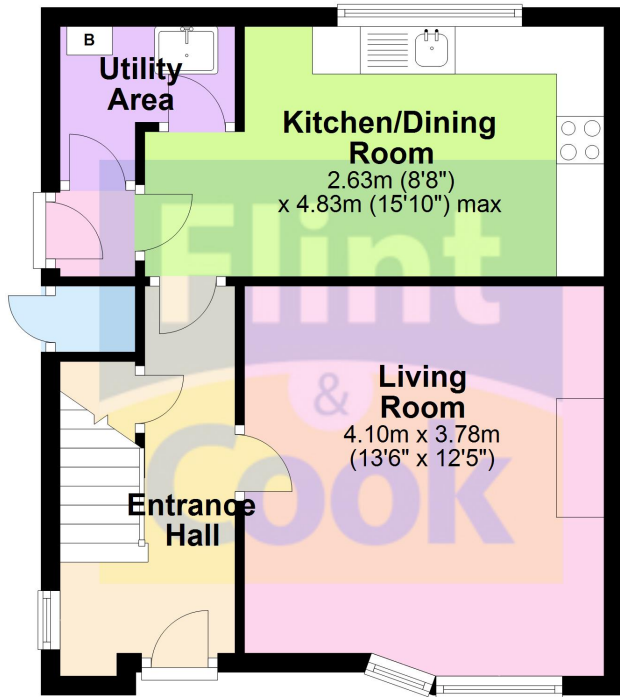
Proceed from the Flint & Cook office along King Street to the traffic lights. Go straight over past the church onto Barton Road, which continues into Breinton Road and then into Westfaling Street. Continue along Westfaling Street taking the right-hand turn for Emly Avenue and the property is situated approximately 100 yards on the left-hand side, as indicated by the Agent's FOR SALE board.

Money laundering regulations

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

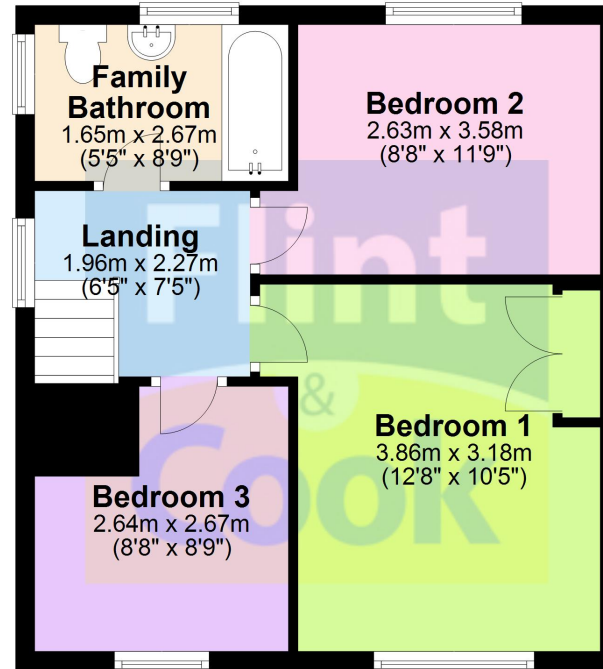
Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



First Floor

Approx. 38.8 sq. metres (418.2 sq. feet)



Total area: approx. 77.7 sq. metres (836.6 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		
	66	82
England, Scotland & Wales		