

FOR  
SALE



74 River View, Hereford HR2 6EA

£245,000 - Freehold

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## PROPERTY SUMMARY

A well presented three bedroom semi-detached house in a quiet cul-de-sac position in the Putson area of Hereford. Offering ideal family accommodation, the property has the added benefit of off road parking, garage, south-west facing rear garden, two reception rooms and gas central heating.

## POINTS OF INTEREST

- *Well presented semi-detached house*
- *Quiet cul-de-sac position*
- *Off-road parking*
- *3 Bedrooms*
- *South-west facing rear garden*
- *Garage*
- *Gas central heating*
- *Close to amenities*



## ROOM DESCRIPTIONS

### **Glazed Entrance Porch**

with partially glazed entrance door, laminate flooring with fully glazed sliding doors to

### **Entrance Hall**

with fitted carpet, good size storage cupboard with double doors, radiator and door to

### **Living Room**

with feature log effect fireplace with hearth and surround, laminate flooring, radiator, double glazed window to rear aspect and partially glazed rear access door. Door to

### **Open plan Kitchen/Dining Room**

with tiled flooring, double glazed windows to side and rear aspect, radiator, tiled work surfaces, fitted wall and base units, sink and drainer unit, space for fridge freezer, space for cooker, space and plumbing for washing machine, in-built storage cupboard with shelving, external side access door and door to entrance hall. A staircase from the entrance hall leads to the

### **First Floor Landing**

with fitted carpet, double glazed window to the front aspect, access hatch to loft space, door to

### **Bedroom 1**

with fitted carpet, radiator, double glazed window to the rear aspect

### **Bedroom 2**

with feature exposed floorboards, radiator, double glazed window to the front aspect

### **Bedroom 3**

with feature exposed floorboards, radiator, double glazed window to the rear aspect

### **Separate WC**

with double glazed window to side, low flush WC

### **Bathroom**

with tiled flooring, partially tiled walls, double glazed window to side, pedestal wash hand basin, panelled bath with wall mounted electric shower and glass shower screen

### **Outside**

To the front there is a concrete drive providing off road parking facilities for at least two vehicles with a front garden laid to lawn and enclosed by fencing and wall to the front. The drive continues up the side of the property where there is an externally accessed under stairs store cupboard containing the gas fired central heating combination boiler. There is side access to the rear garden with patio area with steps down to large rear law which is south-west facing providing an ideal sun trap. Garage with up and over door, personal door to the side with windows and power and lighting, with further storage to rear with window. Useful outside lights and outside tap.

### **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 - rates are payable.

### **Money laundering regulations**

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

### **Viewings**

Strictly by appointment through the Agent, Flint & Cook, Hereford.

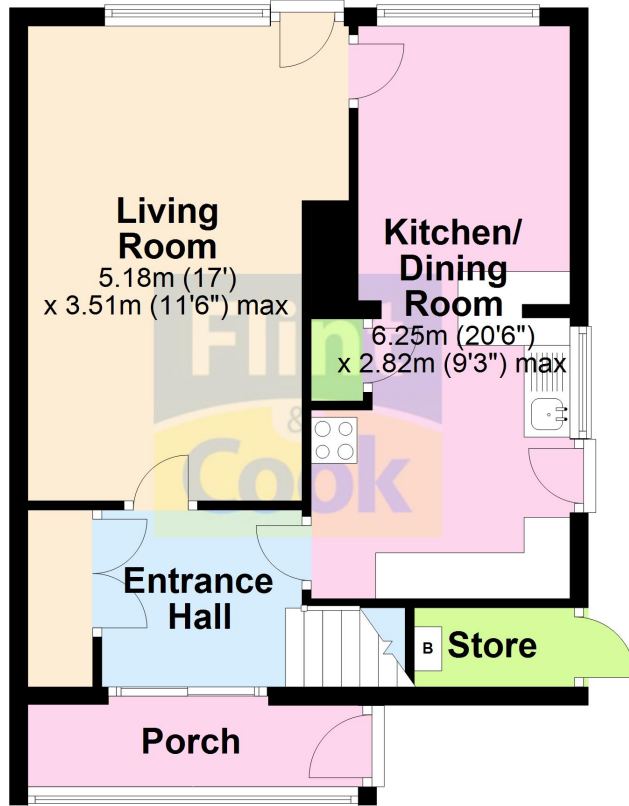
### **Directions**

From Hereford City centre proceed southwards along the A49 to the ASDA roundabout taking the first exit (A49) and immediately turn left onto Hinton Road. Continue straight over the first mini roundabout, straight over the second mini roundabout and then immediately turn left onto Putson Avenue. Take the next left turn onto River View, turn left again and number 74 is last property on the left hand side as indicated by the Agent's for sale board.

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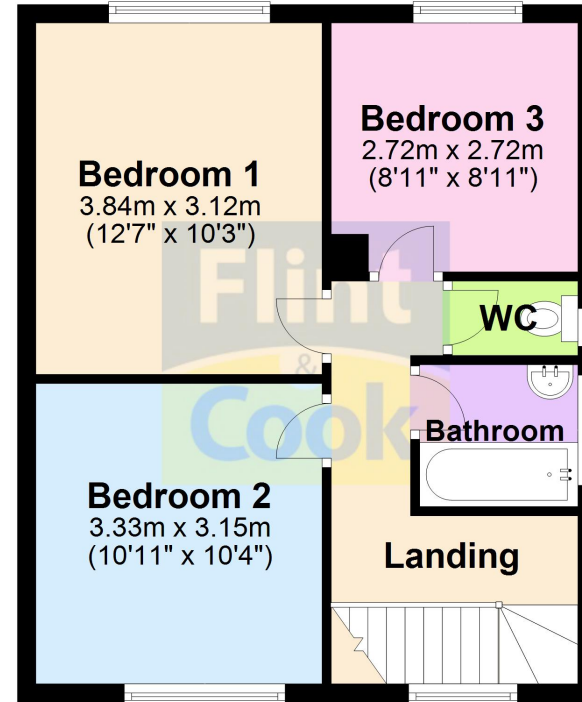
### Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



### First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 88.6 sq. metres (953.5 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+)	<b>A</b>	83
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		