

FOR
SALE



16 Hewitt Avenue, Hereford HR4 0QP

£295,000 - Freehold

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

PROPERTY SUMMARY

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

POINTS OF INTEREST

- *Semi detached house*
- *3 Bedrooms*
- *Popular residential area*
- *Ideal first buyer/small family accommodation*
- *Garage & driveway parking*
- *Modern kitchen*
- *Enclosed rear garden*
- *Must be viewed*



ROOM DESCRIPTIONS

Door to the Canopy Porch

With French doors leading into the

Entrance Hallway

Vinyl flooring, upright contemporary radiator, smoke alarm, carpeted stairs leading to the first floor, useful understairs storage cupboards, door into the Kitchen/Diner and opening into the

Living Room

Large window to front, feature electric fireplace, vinyl flooring and radiator.

Kitchen/Diner

A light and airy room with modern matching wall and base units, ample worksurfaces, 1½ bowl sink and drainer with mixer tap over, integrated appliances to include dishwasher, fridge/freezer, 5-ring gas hob with extractor hood over, electric oven, electric microwave/grill, warming drawer, window to the side aspect, door to the rear aspect and sliding doors, recessed spotlighting, upright contemporary radiator, under-counter space for washing machine, vinyl flooring.

First Floor Landing

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

Bedroom 1

Fitted carpet, radiator, window to the front aspect, cupboard housing the gas central heating boiler with fitted wooden shelf.

Bedroom 2

Fitted carpet, radiator, window overlooking the rear garden and with views across open countryside.

Bedroom 3

Fitted carpet, radiator, window to the front, built-in cupboard over the bulkhead with storage under.

Bathroom

Suite comprising panelled bath with electric shower over and glass folding door, pedestal wash hand-basin, low flush WC, heated towel rail, opaque window to the rear aspect, vinyl flooring with part-tiled surround.

Outside

To the front of the property there is a gravel and concrete driveway with parking for up to 4 vehicles with the remainder of the front garden laid to stone for easy maintenance and providing additional ample off-road parking. There is a side access gate providing access to the south facing rear garden which is beautifully landscaped with 2 lawned areas and oak borders with a range of plants and shrubs and there is a paved patio area - perfect for entertaining and providing an ideal suntrap and all enclosed by fencing. Rear access to the GARAGE with double doors, light, power and window to the rear. Useful outside tap. Outside electric points (including an electric car-charging pod).

Services

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

Outgoings

Council tax band C - payable 2023/24 £1957.66

Water and drainage - rates are payable/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

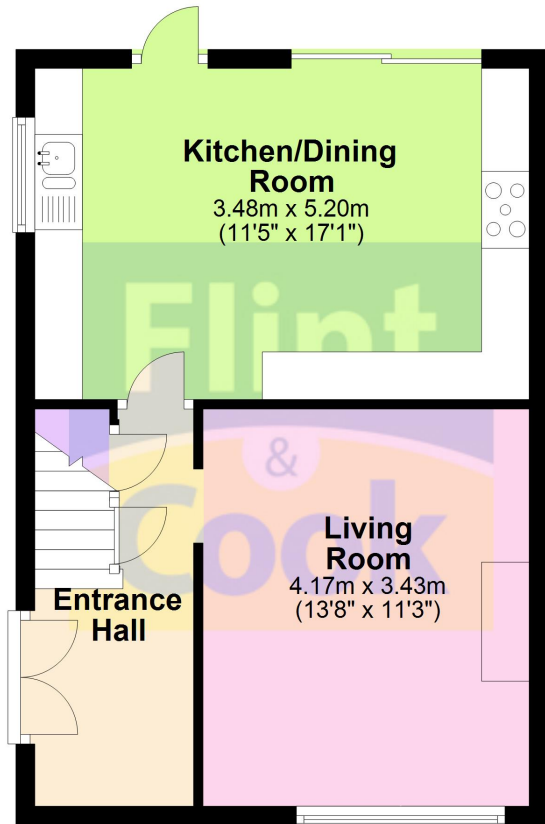
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - museum.music.actors

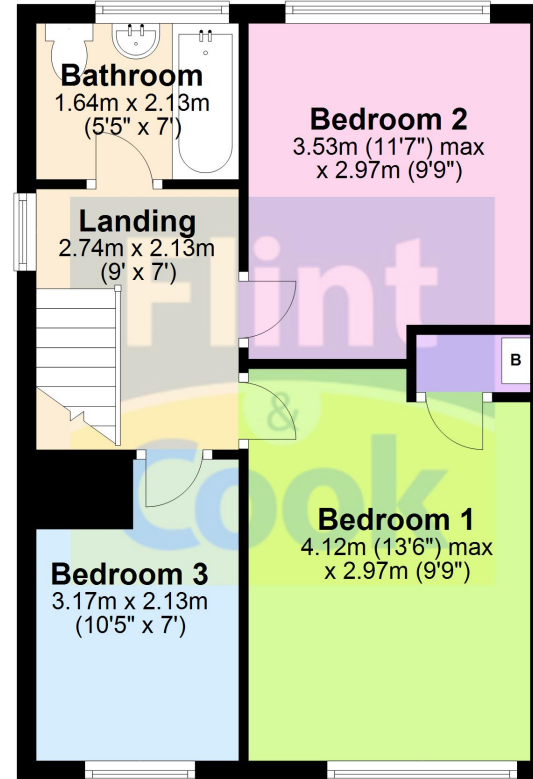
Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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	
(81-91)	B	84
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		