

FOR  
SALE



Flint  
&  
Cook

17 Garrick Avenue, Hereford HR2 7RU

£265,000 -

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

## PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this popular residential location, an older-style 3-bedroom semi-detached house offering ideal first-time buyer/family accommodation.

The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double-glazing, modern kitchen and bathroom, easy to maintain gardens, off-road parking and we recommend an internal inspection.

## POINTS OF INTEREST

- *Peaceful cul-de-sac position*
- *3 bedroom older-style semi*
- *Modern kitchen and bathroom*
- *Attractive rear garden*
- *Ideal for family or first-time buyers*
- *No onward chain*



## ROOM DESCRIPTIONS

### Entrance hall

Approached through the side entrance door and having carpet, double radiator, stairs to first floor, coat hooks, central heating thermostat, door to

### Lounge

A light and airy room with wood-strip flooring, modern radiator, display shelf, large window to front with shutter-style blinds, bench seating below with storage, feature fireplace with hearth and wood-burning stove.

### Dining room

Feature flooring, exposed brickwork to one wall, radiator, understairs store cupboard, window to rear and sliding door to the

### Fitted Kitchen

Ample worksurfaces with splashbacks, 1 1/2 bowl sink unit with mixer tap and display shelf, tiled floor, useful built-in store cupboard, window and door to rear, central spotlighting, built-in double oven with cupboards above and below, 4-ring hob with splashback and cookerhood over, built-in washing machine, space for upright fridge/freezer, built-in dishwasher.

### First floor landing

Carpet, access hatch to loft space, window to rear, door to

### Bedroom 1

Feature flooring, radiator, window to front with shutter-style blinds.

### Bedroom 2

Carpet, radiator, window to rear with vertical blinds.

### Bedroom 3

Feature flooring, radiator, window to side with vertical blinds.

### Bathroom

Modern suite comprising panel bath with rainwater-style shower head over and glazed screen, vanity wash hand basin with storage below, tough-light mirror above, modern towel rail/radiator, window.

### Separate WC

Low flush cistern, modern radiator, window.

### Outside

Newly installed double gates open onto a large driveway offering ample off-road parking with a large area laid to scalplings to the side providing further off-road parking if required, and all well enclosed by fencing with a gate providing access to the rear garden.

To the immediate rear of the property there is a good-size paved patio area with steps leading onto the remainder of the rear garden, which has been landscaped for easy maintenance with further areas ideal for entertaining, water feature, flower borders and all enclosed by fencing to maintain privacy. Timber garden shed. Outside tap. Log store.

### Services

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

### Outgoings

Council tax band C, payable 2024/25 £2050.97. Water and drainage rates are payable.

### Viewing

Strictly by appointment through the Agent.

### Directions

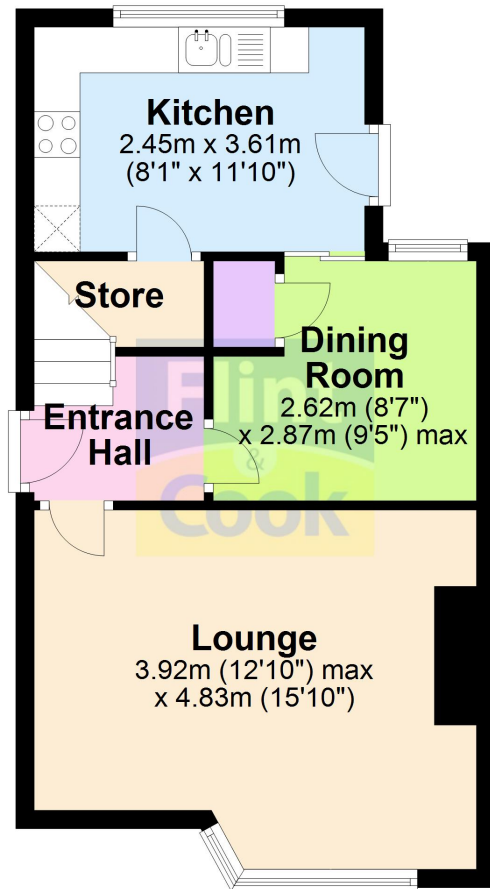
Proceed south out of Hereford on the A49, and after passing the Broadleys public house take the 2nd turning left into Garrick Avenue.

### Money laundering regulations

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

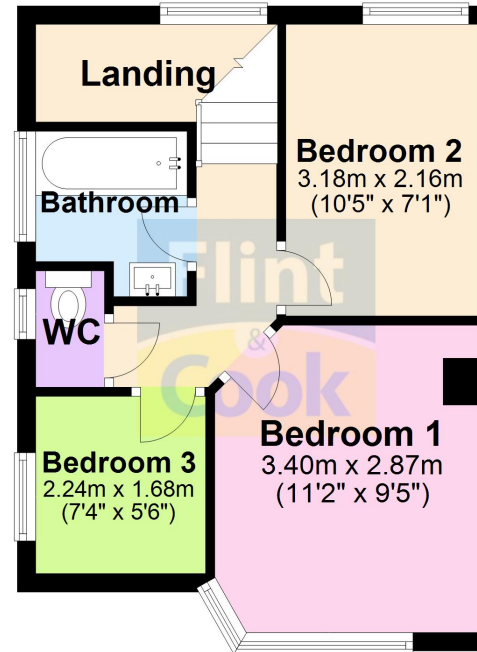
### Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



### First Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



Total area: approx. 70.9 sq. metres (763.2 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](http://www.flintandcook.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(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		
	64	78
England, Scotland & Wales		
EU Directive 2002/91/EC		