

FOR
SALE



13 Hewitt Avenue, Hereford HR4 0QP

£269,950 - Freehold

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

PROPERTY SUMMARY

Pleasantly situated in this popular residential location, a well maintained 3 bedroom semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, a modern kitchen and bathroom, ample off road parking and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Well maintained 3 bedroom semi-detached house*
- *2 reception rooms & modern fitted kitchen*
- *Ample off-road parking*
- *Ideal family home*
- *Must be viewed*



ROOM DESCRIPTIONS

Side Canopy Porch

With composite entrance door to the

Reception Hall

With laminate flooring, radiator, coat hooks, carpeted staircase to the first floor and door to the

Lounge

With fitted carpet, a large double glazed window to the front aspect with vertical blinds, radiator, decorative wall, under stairs cupboard, a range of lighting and open plan access to the

Dining Room

With radiator, laminate flooring, a serving hatch from the kitchen and double glazed sliding door to the rear garden room/utility.

Fitted Kitchen

With a range of modern units comprising 1 ½ bowl sink unit and mixer tap over, wall and base cupboards, ample work surfaces with tiled splash backs, double glazed side window with blind, built in oven and 4 ring gas hob with splash backs and cooker hood over, space and plumbing for a washing machine, space for refrigerator, laminate flooring and partially double glazed door to the

Garden Room/Utility

Of brick and uPVC construction with opening window vents, power and light points, ample storage and door to the rear garden.

First Floor Landing

With fitted carpet, access hatch to the loft space and doors to

Bedroom 1

With fitted carpet, radiator, space for wardrobes, double glazed window to the rear.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect and built in cupboard with folding door which also houses the gas central heating boiler.

Bedroom 3

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

Bathroom

With a modern white suite comprising bath with shower unit over, vanity wash hand basin with storage below, low flush WC, partially tiled wall surround, laminate flooring, double glazed window, extractor fan, ladder style towel rail /radiator and wall mounted store cupboard.

Outside

To the rear of the property there is a lawned garden enclosed by high fencing for privacy with a paved patio area providing the perfect entertaining space, rear access gate and rear door into the garage. A communal service road to the rear provides vehicular access to the detached

Single Garage

With up and over door, power and light points, double glazed side window and personal door into the garden.

To the front there is an extensive brick paved driveway providing ample off road parking.

Services

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

Outgoings

Council tax band C - £2,159 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed west out of Hereford along Whitecross Road taking the 2nd exit at the monument roundabout onto King's Acre Road. After approximately 1/2 a mile turn left into Stretton Close which continues into Carroll Avenue and the into Hewitt Avenue.

Viewing Arrangements

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



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