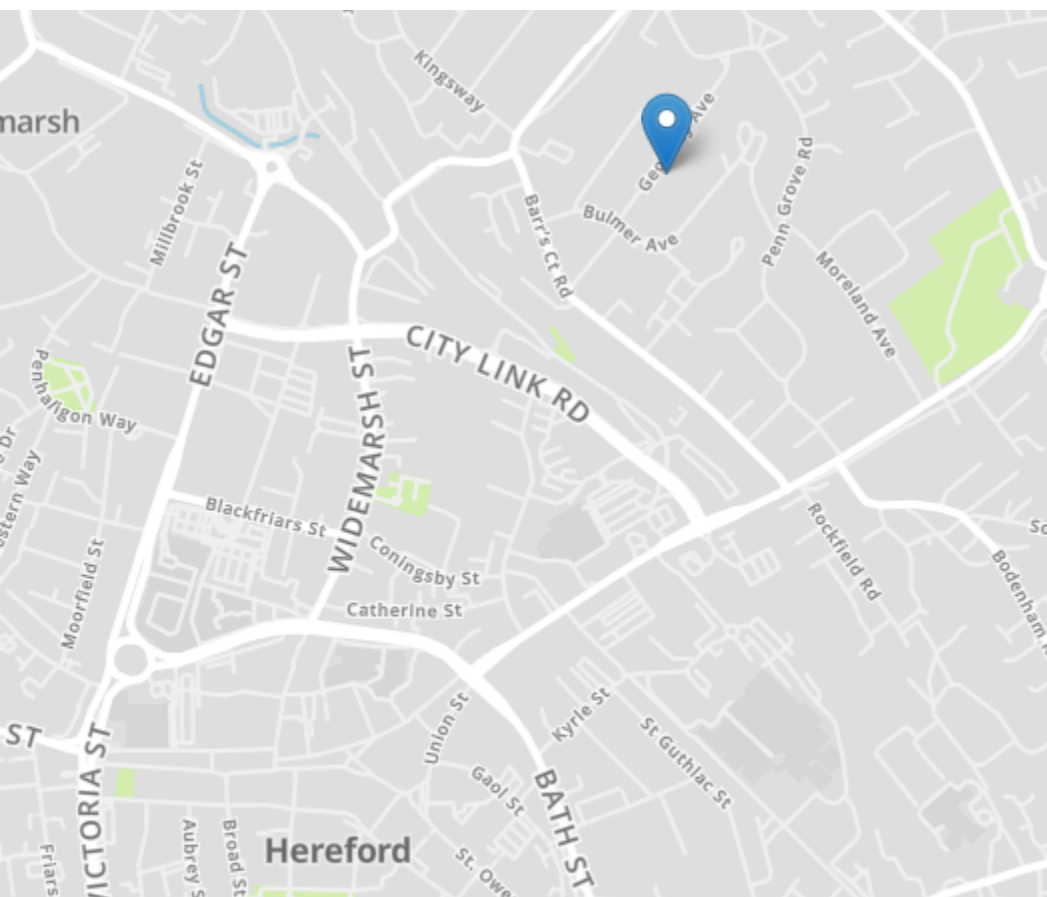




DIRECTIONS

From Hereford City proceed northeast onto A465 Aylestone Hill, turn left onto Penn Grove Road, turn left onto Lingen Avenue then follow onto Geoffrey Avenue where the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use "What3words" //gossip.arch.hurry



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'E'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales			
			81
		51	

EU Directive 2002/91/EC

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

24 Geoffrey Avenue
Hereford Herefordshire HR1 1BZ

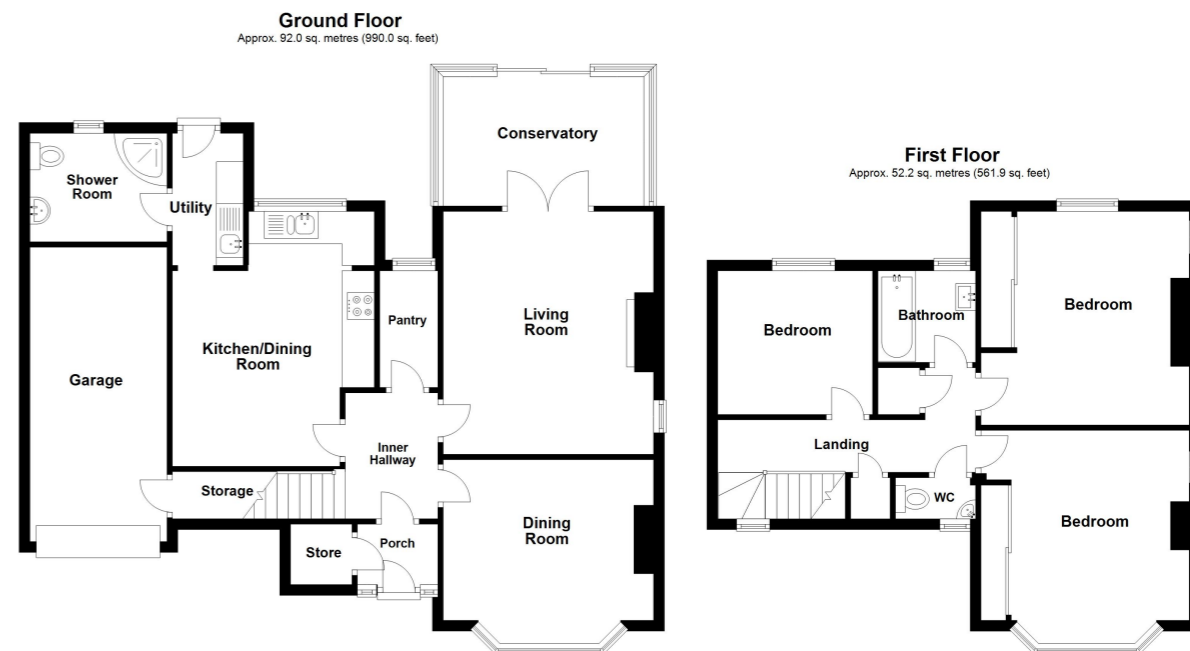
Guide Price £415,000



• Popular residential location • Garage & ample off road parking • Three bedroom detached house

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 144.2 sq. metres (1551.9 sq. feet)

OVERVIEW

Located in a lovely position which is within walking distance of Hereford City centre, an extended 1930's three bedroomed detached property which benefits from kitchen/breakfast room, utility room, downstairs shower room, lounge/dining room, three double bedrooms, bathroom, garage, and off road parking. Amenities nearby include train station, County Hospital, schools, colleges, supermarkets and is within walking distance to the City itself with all its amenities.

In more detail the property comprises:
Double glazed front door leads to:

Enclosed Entrance Porch

Having wood effect laminate flooring, power point and door to storage cupboard which has power points and wood effect laminate flooring.
Door into:

Entrance Hall

Having coving, wall mounted Myson air conditioning and heater, central heating thermostat and wood effect laminate flooring.
Door leads to:

Dining Room

3.9m x 3.7m (12' 10" x 12' 2")
Having uPVC double glazed bay window to front, two arched alcoves with storage units below, radiator and power points.
From the entrance hall leads into:

Lounge

4.0m x 4.5m (13' 1" x 14' 9")
With coving, central feature coal effect gas fire with brick surround, slate hearth and wooden mantle, TV points, radiator, power points, uPVC double glazed window side, double doors lead out into:

Conservatory/Garden Room

3.7m x 2.5m (12' 2" x 8' 2")
Having laminate flooring, windows to side and door onto rear.
From the entrance hall a door leads to:

Large Cupboard/Pantry

Having window to rear, power and wood effect laminate flooring.
From the entrance hall door leads to:

Kitchen/Breakfast Room

3.6m x 4.9m (11' 10" x 16' 1")
Having a range of matching wall and base units with a beech wood working surface over, plus an additional working surface which has been extended to create a breakfast bar, a range of appliances which include a 4 ring Neff induction hob with extractor canopy above and splash back, 1.5 stainless steel bowl sink unit with drainer and tap above, integrated Neff double oven, integrated fridge/freezer, inset downlighters, integrated AEG dishwasher, partly tiled surround, TV, radiator, uPVC double glazed window to rear, power points and a wood effect laminate flooring.
Opening into:

Utility Room

2.8m x 1.7m (9' 2" x 5' 7")
Having a range of matching wall and base units with a beech wood working surface over and tiled surround, stainless steel circular bowl sink unit with drainer, space and plumbing for washing machine, space for a tumble dryer, double glazed door onto rear and a wood effect laminate flooring.
From utility room door leads to:

Shower Room

Having corner shower cubicle with fully tiled surround, lower flush WC, pedestal wash hand basin with tiled splash back, radiator, double glazed window to rear and wood effect laminate flooring.
From the entrance hall stairs lead to:

FIRST FLOOR

Landing

Having window overlooking the front, power points, loft access hatch, door to airing cupboard and door to additional cupboard which houses the hot water cylinder with shelving above.
Door leads to:

First Floor WC

Having low flush WC, half tiled surround, corner wash hand basin with mixer tap above, radiator, double glazed window to front and a tiled effect laminate flooring.

Master Bedroom

4.2m x 4.1m (13' 9" x 13' 5")
Having uPVC double glazed bay window to front, uPVC double glazed window to side, built-in wardrobes with sliding doors and mirrored frontage, radiator, TV point, coving and power points.

Bedroom 2

4.1m x 4.0m (13' 5" x 13' 1")
Having double glazed windows to rear and side, radiator, power points and fitted wardrobes with sliding doors.

Bedroom 3

2.7m x 2.5m (8' 10" x 8' 2")
Having double glazed windows to rear, radiator and power points.

Bathroom

Having panelled bath, fully tiled surround, wash hand basin with mixer tap and inset vanity unit below, wall mounted mirror, ladder style radiator and tiled effect laminate flooring.

OUTSIDE

The property is access off the main road via a gated entrance onto a brick herringbone drive, which in turn provides access

to the garage and off road parking for multiple vehicles. The front of the property is enclosed with a feature brick wall and the front garden houses an array of mature trees and plants. To the rear of the property there is a hard landscaped area, which runs across the rear providing outdoor seating and access back to the front, from here there's a hardstanding area which houses the green house and beyond here there is a large lawned area which has been beautifully maintained and there are an array of beautiful shrubbery beds containing mature trees, shrubs and hedging. To the rear there is an area that houses a garden shed and the rear boundary gives great privacy as there are conifers screening the rear and fencing

Garage

2.7m x 6.0m (8' 10" x 19' 8")
Having up and over door, power, quarry tiled flooring and door to large cupboard which houses the gas fired central heating boiler.



At a glance...

- Dining Room 3.9m x 3.7m (12'10" x 12'2")
- Lounge 4m x 4.5m (13'1" x 14'9")
- Conservatory/Garden Room 3.7m x 2.5m (12'2" x 8'2")
- Kitchen/Breakfast Room 4.9m x 3.6m (11'10" x 16'1")
- Utility 2.8mx 1.7m (9'2" x 5'7")
- Master Bedroom 4.1m x 4.2m (13'9" x 13'5")
- Bedroom 2. 4.0m x 4.1m (13'9" x 13'5")
- Bedroom 3. 2.7m x 2.5m (8' 10" x 8' 2")
- Garage 2.7m x 6m (8'10 x 19'8")

And there's more...

- Walking distance to Hereford City
- Close to train station, hospital and amenities
- Popular residential area

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.