



23 ACONBURY AVENUE

HEREFORD HR2 6HR

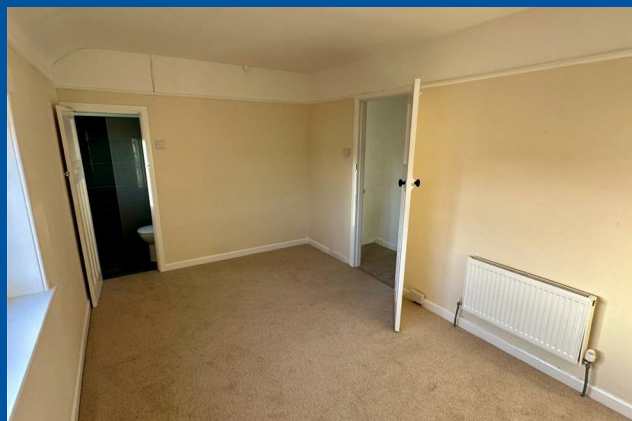
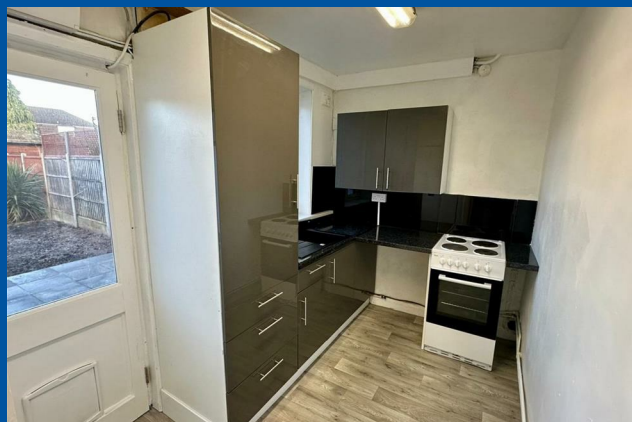
£197,500
FREEHOLD

Peacefully situated in this well-established residential location, an older-style 3 bedroom semi-detached house, offering ideal first-time buyer or family accommodation. The property, which is offered for sale with no onward chain, has the added benefit, of gas-central heating, double-glazing, a good-sized rear garden and we recommend an internal inspection.



23 ACONBURY AVENUE

- Well established residential location
- Older style 3 bedroom semi
- Good sized rear garden
- Ideal for first time buyers
- No onward chain
- Must be viewed



Reception Hall

Entered through a partially double glazed entrance door the hall has a double glazed window to the side, radiator, carpeted staircase to the first floor, under stairs storage cupboard and door to the

Lounge

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

Kitchen

Fitted with a range of wall and base cupboards, work surfaces with splash backs, single drainer sink unit with mixer tap, space for appliances, double glazed window and door to the rear, useful pantry cupboard with space for fridge/freezer, space and plumbing for washing machine.

Downstairs Bathroom

With suite comprising panelled bath with hand grips and a shower unit over, vanity wash hand basin with storage below and a mirror fronted medicine cabinet over, low flush WC and under floor heating.

First Floor Landing

With double glazed window to the side, access hatch to the loft space and door to

Bedroom 1

With a newly fitted carpet, ornamental fire surround, radiator, picture rail, double glazed window to the front.

Ensuite WC

With low flush system and double glazed window.

Bedroom 2

With newly fitted carpet, radiator, corner wardrobe with hanging rail and cupboard above, further high level storage and double glazed window overlooking the rear garden.

Bedroom 3

With newly fitted carpet, radiator and a double glazed window to the rear.

Outside

To the rear of the property there is a good size paved patio area providing the perfect entertaining space and a side entrance door into the garage and storage. The remainder of the good size rear garden is mainly laid to lawn, enclosed by fencing for privacy, and with the rear garden facing south it is an ideal sun trap .

To the front of the property there is an enclosed garden with a driveway to the side providing off-road parking which leads to the useful garage and ample store rooms

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Property Services

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

Outgoings

Council tax band 'B' - £1,889 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford along the A49 Ross Road, turning left at the Broad Leys public house onto the Holme Lacy road. After approximately half a mile turn right onto Winstone Road, first left into Manor Road, and then second right into Aconbury Avenue.

Viewing

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.

Residential lettings & property management

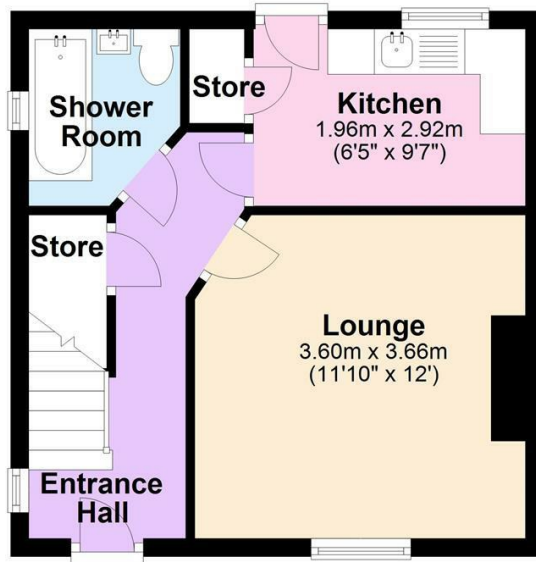
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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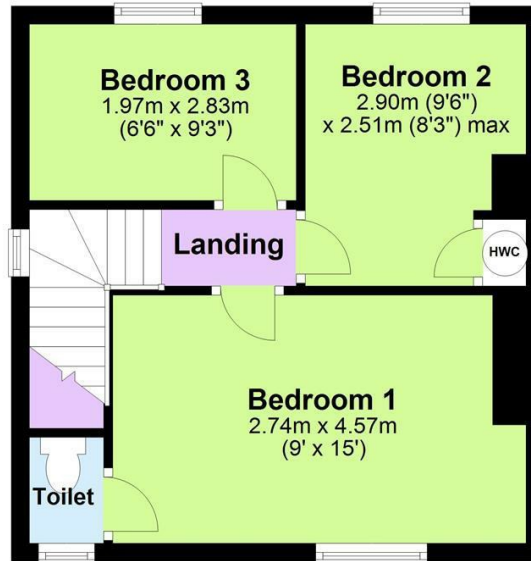
Ground Floor

Approx. 30.9 sq. metres (333.1 sq. feet)



First Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 62.6 sq. metres (674.0 sq. feet)

EPC Rating: D **Council Tax Band: B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	84
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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