



**14 DONCASTER AVENUE  
HEREFORD HR4 9TE**

**£249,950  
FREEHOLD**

Situated in this popular residential location is this extended link detached property requiring some modernisation and offering ideal accommodation for a first time buyer or small family. The property which has been extended to the ground floor offers spacious and versatile space with three/four bedrooms. A viewing is highly recommended.

**Flint  
&  
Cook**

# 14 DONCASTER AVENUE

- Link detached house
- Extended ground floor
- 3 / 4 bedrooms
- Ideal for a first time buyer or small family
- Popular residential location
- Gas central heating
- Double glazing
- Converted garage
- Requires some modernisation
- Viewing Advised



## Ground Floor

With entrance door leading into the

## Entrance Hall

With carpeted stairs leading up, coving, ceiling light point, wall mounted fuse box, radiator and doors into

## Living Room

With wood effect flooring, coving, dado rail, radiator, ceiling light point, double glazed window to the front aspect and two sets of double doors leading into the conservatory and into the

## Kitchen/Breakfast Room

Comprising fitted wall and base units with work surface space over, fitted breakfast bar, four ring gas hob with electric oven below and extractor over, 1 1/2 bowl sink and drainer unit, under counter space for washing machine and space for a fridge or freezer, a double glazed window to the front aspect and opening into the

## Dining Room

With coving, ceiling light point, radiator, large double glazed window to the rear aspect and door into the

## Conservatory

With carpet, radiator, two wall lights and double glazed windows and trench doors out to the rear garden.

## Bedroom 4/Reception Room

With fitted carpet tiles, useful built in cupboard housing the gas central heating boiler, radiator, ceiling light point, loft hatch, double glazed window to the front, french doors to the rear and door into the

## Downstairs Shower Room

Comprising a large walk in shower with panelled surround and electric shower over, toilet and sink unit, heated towel rail and double glazed window to the front.

## First Floor Landing

With fitted carpet, ceiling light point, loft hatch, double glazed window, airing cupboard and doors leading to

## Bedroom One

With carpet tiles, radiator, coving, ceiling light point, fitted wardrobes with sliding doors and double glazed window to the rear aspect.

## Bedroom Two

With coving, radiator, ceiling light point and double glazed window to the rear aspect.

## Bedroom Three

With carpet tiles, ceiling light point and double glazed window to the front aspect.

## Bathroom

Three piece white suite comprising panelled bath with electric shower over and fully tiled surround, pedestal was hand basin, low flush w/c, radiator and double glazed window.

## Outside

The garden is laid to patio with an area of lawn enclosed by fencing with outside wooden storage shed and side access gate. To the front there is off road parking with a small area of lawn with scope to create further off road parking with pathway to the side access gate.

## Directions

From Hereford City Centre proceed West along Whitecross Road, at the roundabout take the third exit onto Three Elms Road and proceed towards the Three Elms Pub and just before turn right towards Sandown Drive, proceed into Sandown Drive and take the left turning signposted for Doncaster Avenue and take the first right where the property is situated directly ahead.

## Money Laundering

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

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## Outgoings

Water and drainage rates are payable.

## Property Services

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

## 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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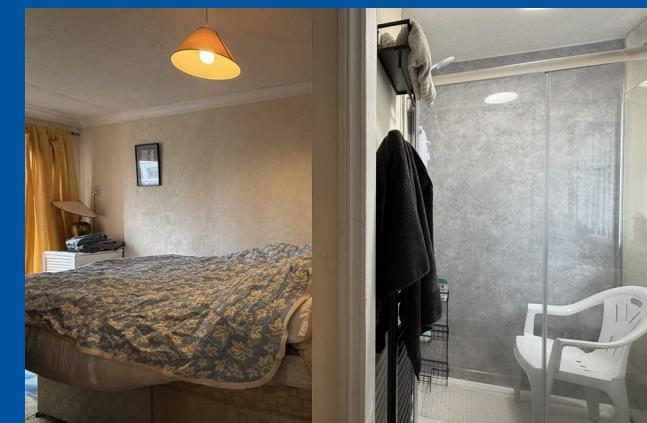
## Tenure & Possession

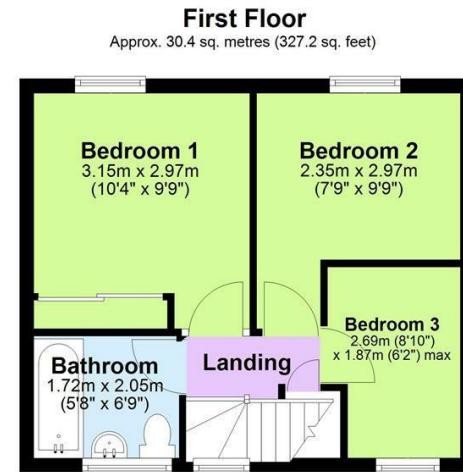
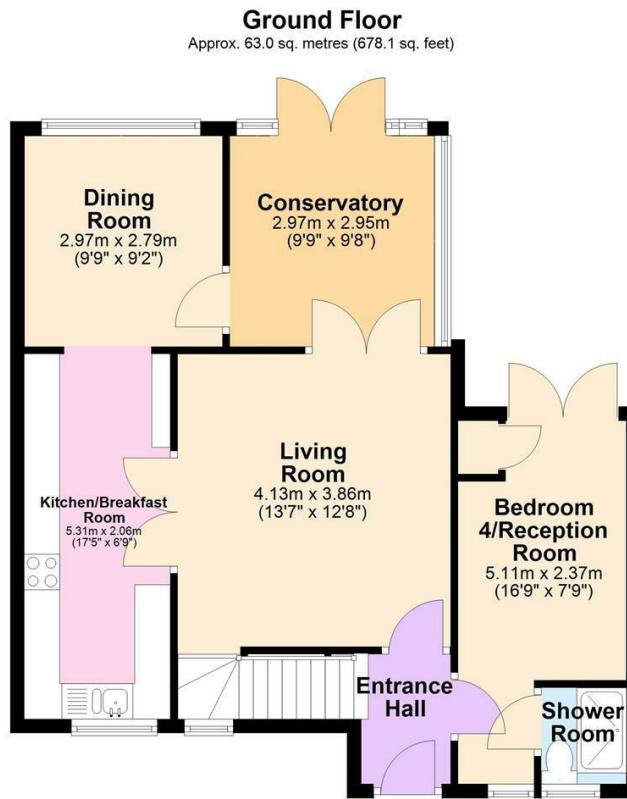
Freehold - vacant possession on completion.

## Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

# 14 DONCASTER AVENUE





Total area: approx. 93.4 sq. metres (1005.3 sq. feet)

**EPC Rating: C** **Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		84
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		69	
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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