





19 GARRICK AVENUE

HEREFORD HR2 7RU

Asking Price £275,000

FREEHOLD

Flint & Cook

19 GARRICK AVENUE

• Traditional semi-detached house • Quiet cul-de-sac location • 3 Bedrooms • Dining Room Extension • Gas central heating • Off-road parking, Garage and garden





This attractive semi-detached house is pleasantly located towards the end of a quiet cul-de-sac in a well established residential area about a mile south of Hereford city centre. Local amenities include various shops, public house, primary and secondary schools, bus service and church. The property was constructed in the 1930s and has gas central heating, double glazing and is ideal for a young family having a ground floor extension, off-road parking, garage and a lovely rear garden.

Canopy Porch with light and door to

Entrance Hall
With radiator.

Lounge
With coal effect gas fire with surround, bay window and radiator.

Kitchen
With fitted base and wall mounted units, worksurfaces, tiled splashbacks, tiled floor, sink unit, plumbing for washing machine, radiator, pantry, tiled walls and window.

Dining Room
With storage cupboard, radiator, window and patio doors to rear.

A staircase leads from the Entrance Hall to

First Floor Landing
With window, hatch to roof space and central heating thermostat.

Bedroom 1
With radiator and bay window to front.

Bedroom 2
With radiator and window to rear.

Bedroom 3
With window to side.

Shower Room
With tiled walls, shower cubicle with mains fitment, wash hand basin, radiator, window and cupboard housing gas fired central heating boiler.

Separate WC
With low flush suite and window.

Outside
The property is approached via double gates which lead to a tarmacadam driveway. The majority of the front garden is gravelled with numerous ornamental shrubs and there is a wide paved pathway providing access to

GARAGE with up-and-over door and side door.

The property has a pretty rear garden which is mainly paved with a lawned area, variety of shrubs, SUMMERHOUSE and outside water tap. The garden is enclosed by fencing.

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

Outgoings

Water and drainage rates are payable.

Directions

What3words ///blaze.visual.tapes

From Hereford city centre head south on the A49 towards Ross-on-Wye. Continue over the crossroads by St Martin's Church and then take the second turning left into Garrick Avenue. The property is located towards the end of the cul-de-sac on the left hand side, as indicated by the Agents' For Sale board.

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.

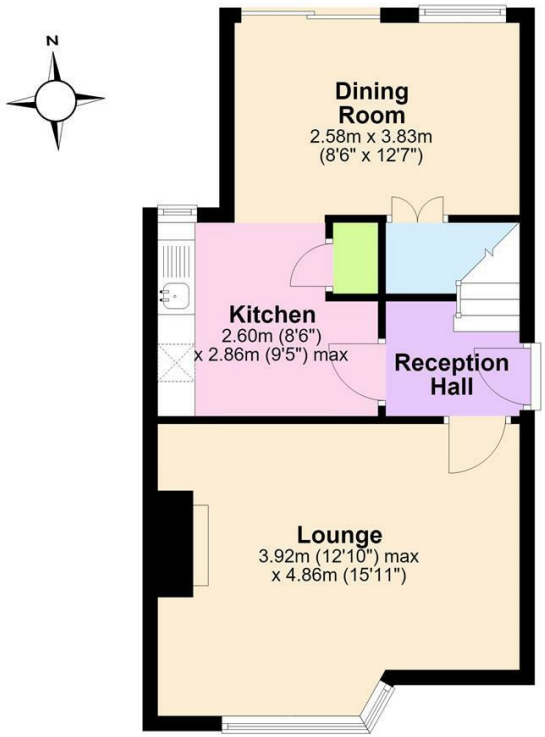
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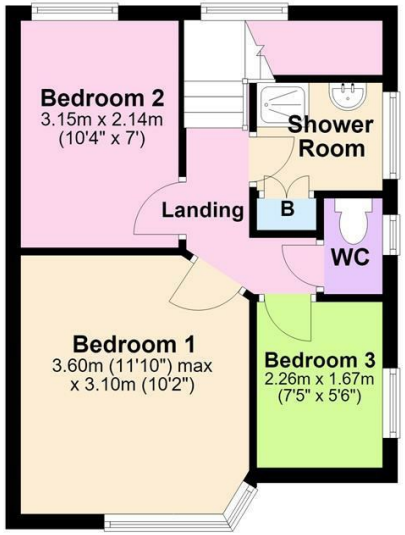




Ground Floor
Approx. 41.4 sq. metres (445.5 sq. feet)



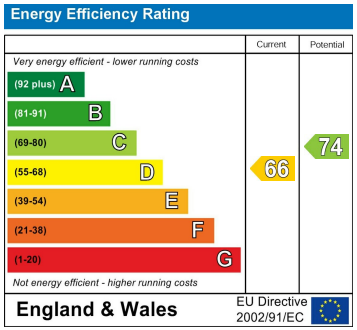
First Floor
Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 72.4 sq. metres (778.8 sq. feet)

19 Garrick Avenue, Hereford





EPC Rating: D Hereford Council Tax Band: C

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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