



**13 ADRIAN CLOSE  
HEREFORD HR2 7QB**

**£299,500  
FREEHOLD**

Pleasantly situated on the southern outskirts of the city, a substantial 3 bedroom end house offering very flexible living accommodation. The property has the option of being a large 3 bedroom house with double garage with a 1 bed self contained first floor annexe to the side or a 5 five bedroom, 2 bathroom house. The property is offered for sale no on with chain and to fully appreciate its potential we strongly recommend it into an inspection.

**Flint  
&  
Cook**

# 13 ADRIAN CLOSE

- Southern outskirts of the city • Substantial 3 bedroom end house • Self contained 1 bed first floor annexe • Double garage and large gardens • Ideal family home • Must be viewed



## Entrance Hall

With tiled floor and door to the

## Downstairs Cloakroom

With low flush WC, corner wash hand basin, eye level store cupboards, double glazed window, tiled floor, space and plumbing for a washing machine.

## Reception Hall

With fitted carpet, radiator with decorative cover, carpeted staircase to the first floor, useful cloaks cupboard and door to the

## Kitchen/Breakfast Room

With single drainer sink unit and mixer tap, range of wall and base cupboards, ample work surfaces with tiled splash backs, tiled floor, radiator, space for a breakfast table, central spot lighting, double glazed window to the front aspect with vertical blinds, built in oven and electric hob with cooker hood over, space and plumbing for dishwasher, pantry style cupboard with pull out shelving and space for a fridge/freezer.

## Large Lounge/Dining Room

### Lounge Area

With fitted carpet, radiator, coved ceiling, feature fireplace, panel walling and archway to the

### Dining Area

With fitted carpet, radiator, large double glazed window overlooking the rear garden and glazed panel double doors to the

## Garden Room

With laminate flooring, radiator, large double glazed window and door to the rear garden, access hatch to the loft storage space and open plan access to the

## Study/Family Room

With laminate flooring, double radiator, double glazed sliding

patio door to the side garden, store cupboard and an internal door to the double garage.

## First Floor Landing

With fitted carpet, access hatch to the loft space, coved ceiling, built in airing cupboard, door to the annexe and door to

## Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, coved ceiling and a large built-in wardrobe with mirrored sliding doors.

## Bedroom 2

With laminate flooring, radiator, double glazed window to the rear and a range of built-in wardrobes.

## Bedroom 3

With laminate flooring, radiator, double glazed window to the rear

## Shower Room

With suite comprising a large corner shower with glazed door, low flush WC, pedestal wash hand basin, tiled wall surround and tiled floor for easy maintenance, radiator, double glazed window vertical blinds.

## First Floor Annexe

Situated to the side of the property a covered porch with glazed entrance door leads to a porch with radiator and staircase to the

## Annexe Landing

With radiator, access hatch to the loft storage space, large built-in store cupboard and door to the

## Annexe Lounge

With fitted carpet, radiator double glazed windows to the front and side aspect with vertical blinds, coved ceiling and a large corner storage cupboard.

## Annexe Kitchen

Fitted with a range of wall and base cupboards, work surfaces with splash backs, single bowl sink unit with mixer tap, built in double oven and 4 ring hob, double glazed window to the rear and space for appliances.

## Annexe Bedroom

With laminate flooring, double glazed window to the front aspect.

## Annexe Shower Room

With suite comprising low flush WC, vanity wash hand basin with storage below, corner shower cubicle with glazed door, double glazed window, heated towel rail and large store/airing cupboard.

## Outside

To the front of the property is a lawned garden with paved path leading to the front entrance door. A double drive to the side provides access to the

## Double Garage

with twin up and over doors, power and light points, double glazed window, wall mounted gas central heating boiler, internal door to the house and offering scope to convert into extra living accommodation subject necessary consent.

The property stands in a very good-sized corner plot with gardens to the front, side and rear, mainly laid to lawn, all well-established with a variety of flowers and shrubs and well enclosed to maintain privacy. With store sheds, ornamental fish pond and timber summer house/workshop with power and light and paved patio in front providing the perfect entertainment space.

## Directions

Proceed south out of Hereford on the A49 Ross Road. Turn right into Maybury Avenue, left into Ross Road which continues into

Marlbrook Road, continuing to Beaufort Avenue and then left into Bardolph Close and first right into Adrian Close.

## Property Services

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

## Outgoings

Council tax band 'C'

13A Annexe - Council Tax band 'A'.

Water and drainage rates are payable.

## Tenure & Possession

Freehold - vacant possession on completion.

## 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

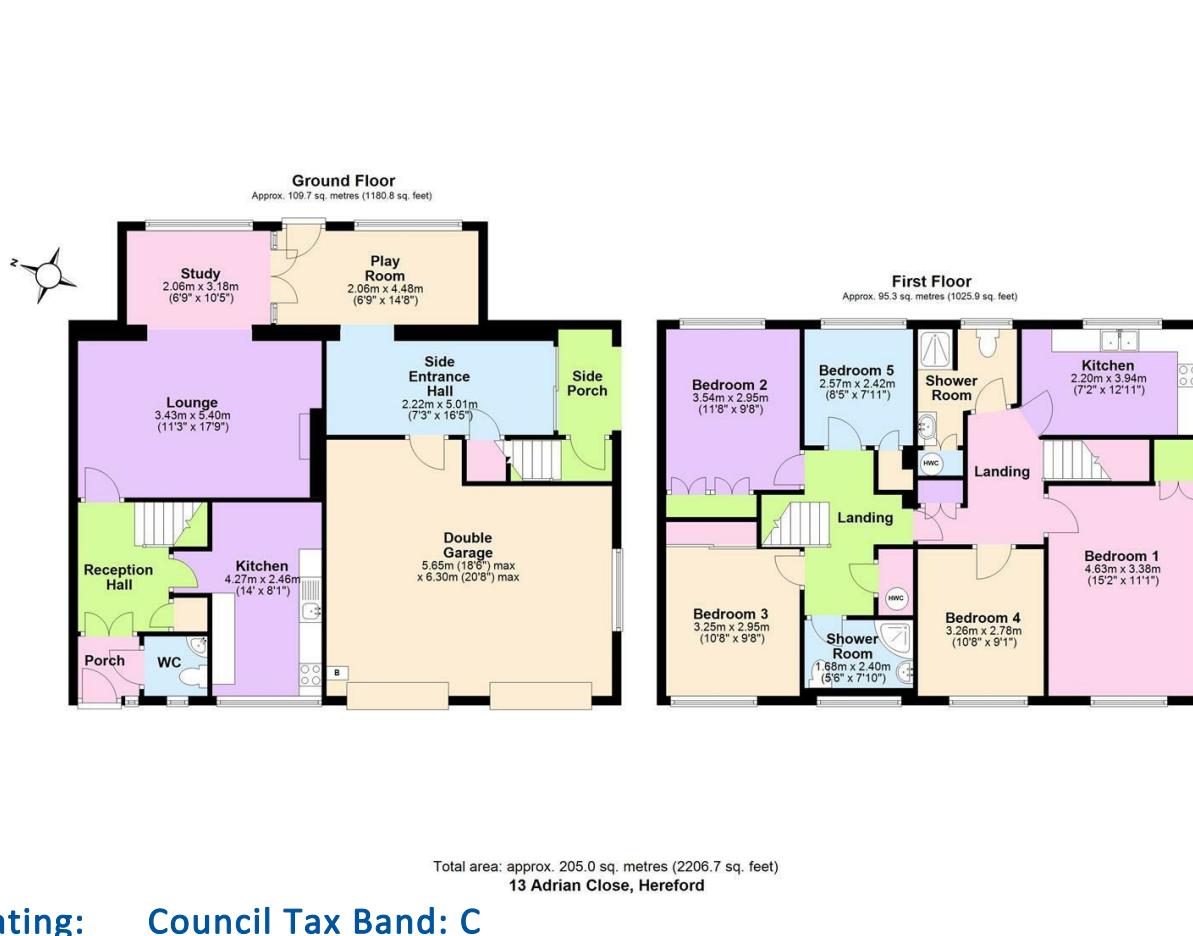
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 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.

# 13 ADRIAN CLOSE





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<span style="background-color: green; color: white; padding: 2px;">A</span>		
(81-91)	<span style="background-color: lightgreen; color: black; padding: 2px;">B</span>		
(69-80)	<span style="background-color: #92D050; color: black; padding: 2px;">C</span>		
(55-68)	<span style="background-color: #FFD966; color: black; padding: 2px;">D</span>		
(39-54)	<span style="background-color: #FFB74D; color: black; padding: 2px;">E</span>		
(21-38)	<span style="background-color: #FF8A65; color: black; padding: 2px;">F</span>		
(1-20)	<span style="background-color: #F08080; color: black; padding: 2px;">G</span>		
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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