



## 9 BUTE AVENUE

HEREFORD HR2 6BU

£270,000  
FREEHOLD

Situated south of Hereford just a short walk from the city centre, a three bedroom semi detached home offering ideal first time buyer/small family accommodation and being sold with the benefit of no onward chain. The property benefits from driveway parking, carport, single garage and an enclosed rear garden. A viewing is recommended.



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- Sold with no onward chain! • Three bedroom semi detached home • Garage, driveway and good sized garden • Ideal first time buyer/ small family home • A short walk from Hereford City Centre • Must be viewed!



### Ground Floor

With UPVC entrance door leading in to the

#### Entrance Porch

With tiled floor, wall light, double glazed windows to the front aspect and door leading into

#### Entrance Hallway

With laminate flooring, radiator, ceiling light point, double glazed window to the side aspect, carpeted stairs leading to the first floor with useful under stair storage, gas central heating thermostat and doors leading into

#### Shower Room

Comprising fitted corner shower cubicle with mains fitment showerhead and tiled surround, pedestal wash hand basin, low flush WC, chrome heated towel rail, double glazed window to the side aspect and tiled floor.

#### Lounge

With a laminate flooring, coving, two ceiling light points, radiator, double glazed bay window to the front aspect, coal effect gas fireplace with feature surround and double doors opening up into the

#### Kitchen/Dining Room

Fitted with matching wall and base units with ample work surface space over and tiled splashback, 1 1/2 bowl sink and drainer unit, four ring electric oven and hob with extractor hood over, integrated fridge/freezer, under counter space for washing machine, vinyl flooring, two radiators, two large double glazed

windows overlooking the rear garden and door leading out to the carport.

### First Floor Landing

With fitted carpet, ceiling light point, loft hatch, double glazed window, smoke alarm and doors to

#### Bedroom One

With fitted carpet, ceiling light point, radiator, double glazed bay window to the front aspect with fitted blinds and double built-in storage cupboard housing the Worcester Bosch gas central heating boiler.

#### Bedroom Two

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

#### Bedroom Three

With fitted carpet, radiator, ceiling light point and double glazed window overlooking the rear garden.

### Outside

To the rear the door leading from the kitchen dining room opens out into a large carport area with double opening doors to the front driveway leading to the single garage with double opening doors light power fitted wall and base units. There is a paved patio area with concrete pathway leading to outside wooden storage shed a good sized area of lawn with raised deck area and the rear garden is enclosed by a mix of hedging and fencing. To the front gate open onto a concrete driveway providing off-road parking with an area of lawn enclosed by brick walling and hedging.



### Directions

Proceed south out of Hereford over Greyfriars Bridge proceeding towards Ross On Wye, take the first left turn after the Welsh Club onto Hinton Road and follow it past the Bishop Meadows taking the right hand turning for Bute Avenue where the property is situated on the left hand side.

### 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.

### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432)

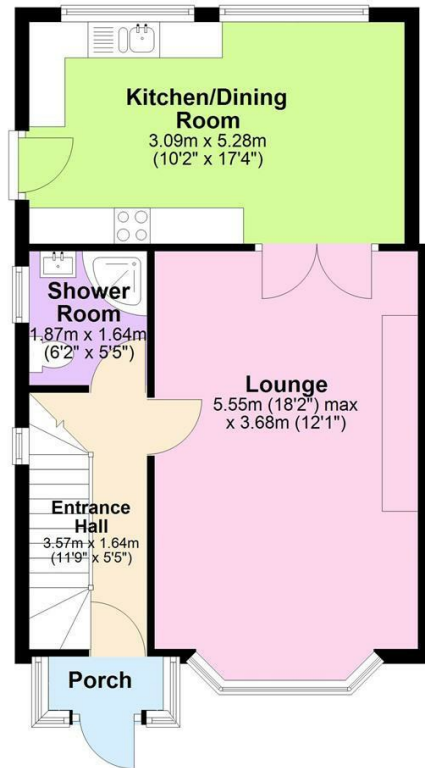
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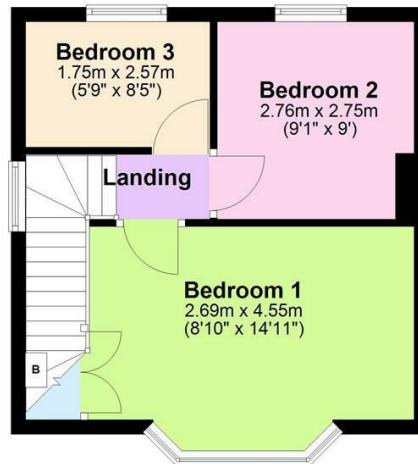
## Ground Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



## First Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



Total area: approx. 79.1 sq. metres (851.0 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

