



## 72 MAYBERRY AVENUE

HEREFORD HR2 7QT

£137,500  
FREEHOLD

Peacefully situated in this well-established location, a one-bedroom back-to-back house offering ideal first-time buyer accommodation, full stop. The property, which is offered for sale with no onward chain, has the added benefit of a private enclosed garden, off-road parking and we recommend an internal inspection.



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- Well-established residential location
- 1 bedroom back-to-back house
- Private enclosed garden
- Off-road allocated parking
- Ideal for first-time buyers
- No onward chain



### Entrance Porch

With a partially double glazed external entrance door, meter cupboards, electric light, storage space and partially double glazed door to the

### Open Plan Living Room/Kitchen

#### Living Area

With wall-mounted gas heater, display shelving, stairs leading up to the first floor, useful corner store cupboard and double glazed double doors to the rear garden.

#### Kitchen Area

Fitted with a single drainer sink unit with mixer tap over, base cupboards with work surfaces above, double glazed window overlooking the garden, built-in oven and hob, space for further appliances and wall mounted electric heater.

### First Floor Landing

With access hatch to the loft space, built-in store/ airing cupboard with ample storage space and door to

### Bedroom

With a wall mounted electric heater, built-in double wardrobe/storage cupboards with hanging rail and shelving and a double glazed window to the rear enjoying a pleasant outlook with Hereford City in the distance.

### Shower Room

Fitted with a suite comprising corner shower with glazed screen, low flush WC, pedestal wash hand basin and a double glazed window.

### Outside

From the living area you step into the private enclosed garden which is mainly laid to lawn with a paved area providing the ideal space for table and chairs and all enclosed by fencing for privacy. There

is also useful timber garden shed and a gate leading to the parking area.

#### Property Services

Mains water, electricity and drainage are connected.

#### Outgoings

Council tax band 'A' - £1,619 for 2025/2026

Water and drainage rates are payable.

#### Directions

Proceed south out of Hereford City on the A49 Ross Road, after passing Bradbury Close on your left turn right into Mayberry Avenue.

#### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### Opening Hours

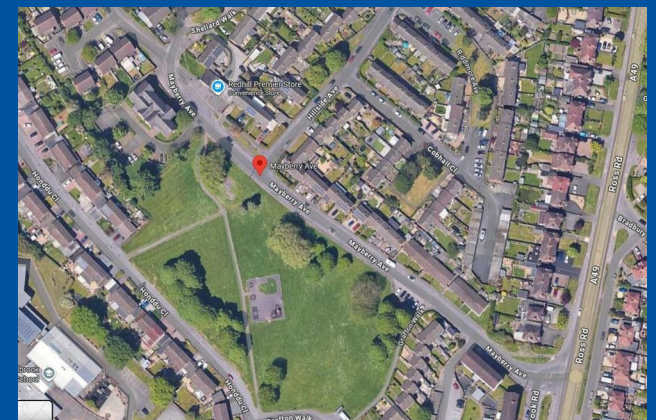
Monday - Friday 9.00 am - 5.30 pm

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.

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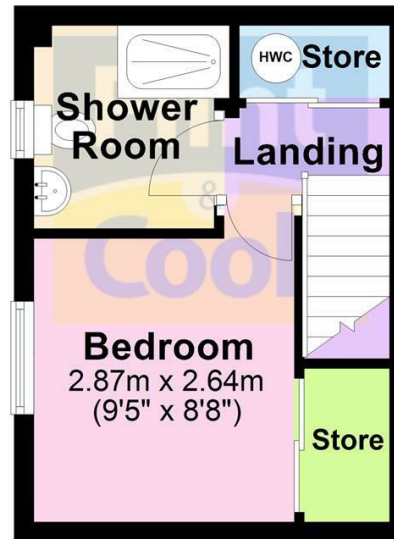
## Ground Floor

Approx. 21.0 sq. metres (226.5 sq. feet)



## First Floor

Approx. 18.1 sq. metres (195.2 sq. feet)



Total area: approx. 39.2 sq. metres (421.7 sq. feet)

**EPC Rating: E**    **Council Tax Band: A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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

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

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

