





# 10 WOODWARD AVENUE

## HEREFORD HR2 7FH

**Asking Price £200,000**

**FREEHOLD**

Situated south of Hereford City, a modern three bedroom semi detached property making an ideal first time buyer/small family home and being sold with the added benefit of no onward chain. The property benefits from gas central heating, double glazing, driveway & an enclosed rear garden. A viewing is highly recommended.

Flint & Cook

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• Sold with no onward chain • Modern semi detached house • Three bedrooms and useful downstairs W/C • Driveway and enclosed garden • Ideal for a first time buyer/ small family • Must be viewed!





## Ground Floor

With canopy porch and entrance door leading into the

## Entrance Hall

With carpeted stairs leading to the first floor and doors leading into the

## Kitchen/Dining Room

A modern fitted kitchen comprising a range of fitted wall and base units with ample work surface space over, there is a four ring hob with cooker below and cooker hood over, the kitchen also offers an integrated fridge/freezer, washing machine and stainless steel sink and drainer unit. The kitchen has a double glazed window to the rear aspect, recess spotlights with an additional ceiling light point to the dining area, radiator and door leading into the

## Living Room

A spacious lounge with dual aspect double glazed window to the front and French doors leading out to the rear garden, there is fitted carpet, a radiator, central ceiling light and useful under stair storage cupboard.

## Downstairs W/C

Comprising a low flush w/c, wash hand basin with tiled splash back, radiator and ceiling light point.

## First Floor Landing

With fitted carpet, ceiling light point, double glazed window to the front aspect and doors leading into

## Bedroom One

A spacious double bedroom with two double glazed windows to the front and rear aspects, fitted carpet, radiator, ceiling light point and useful storage cupboard.

## Bedroom Two

With fitted carpet, radiator, ceiling light point and double glazed window.

## Bedroom Three

With fitted carpet, radiator, ceiling light point and double glazed window.

## Bathroom

A white three piece suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, double glazed window and chrome heated towel rail.

## Outside

To the front of the property there is a tandem length brick paved driveway with useful side access gate, the remainder of the front is laid to lawn with useful paved path. To the rear there is a paved patio area with an area of lawn with useful storage shed enclosed by fencing.

## Directions

Proceed south out of Hereford over Greyfriars Bridge, taking the 2nd exit onto Belmont Road. Continue along Belmont Road, heading under the bridge and taking the left hand turn immediately after, continuning along Belmont Road towards The Oval. Then take the 1st left turn heading around The Oval and take the 3rd left turn onto Woodward Avenue and the property is located on

the right hand side, as indicated by the Agent's FOR SALE board.

### 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) 355455.

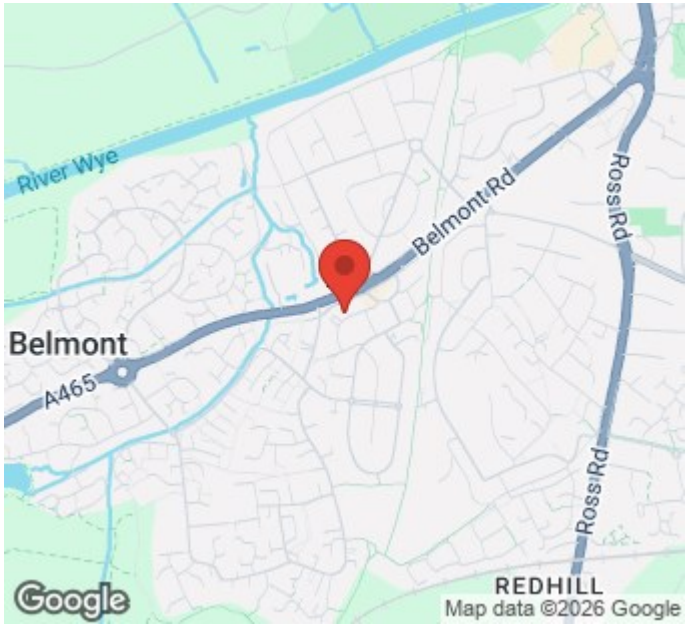
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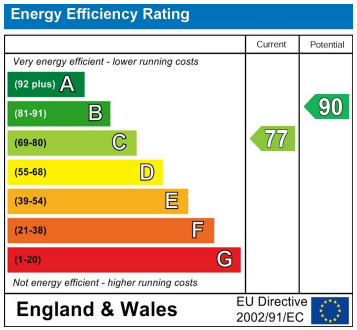





Total area: approx. 76.1 sq. metres (819.0 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.




## EPC Rating: C  Hereford Council Tax Band: B

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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