





18 ADMIRALS CLOSE

AYLESTONE HILL, HEREFORD HR1 1BU

Asking Price £450,000

FREEHOLD

Superb extended detached house situated in a prime residential location with 4 bedrooms, 1 en-suite, excellent living space, garage and very large, private gardens. Viewing advised.

Flint & Cook

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• Extended detached house • Prime residential location • Four bedrooms (one en suite) • Excellent living space • Garage • Very large gardens





Introduction

This excellent detached house is quietly located in an exclusive residential location within walking distance of the city centre.

Local amenities include a bus service, shop, Churchill Gardens recreation area and the property is a well-placed for access to Hereford's further education colleges (sixth form, art and technical), hospitals and railway station.

Constructed in the 1960s, the property has been substantially extended and provides ideal family accommodation with gas central heating, double glazing, 4 bedrooms (one large en suite), a large living/dining room, study/utility room together with an integral garage and very large and well-established private gardens.

Canopy porch with door to

Entrance Hall

With door to

Inner Hall

With radiator and door to

Cloakroom

With WC, wash hand basin, radiator and window.

Lounge

With gas stove fire, radiator, bay window to front and double doorway to

Dining/Living Room

With two radiators, windows to front and rear, double doors to rear garden and door to

Kitchen

Fitted with base and wall-mounted units with work surfaces, tiled splashbacks, electric cooker point, sink unit, built-in dishwasher, radiator, cupboard housing gas-fired central heating boiler, understairs store cupboard, door to Hall and window to rear.

Study/Utility Area

With electric storage heater, two windows, door to rear and door to Garage.

Staircase from the Entrance Hall to

First Floor Landing

With hatch to roof space and airing cupboard with hot water cylinder.

Bedroom 1

With built-in wardrobe, radiator, alarm control panel and bay window to front.

En Suite Bathroom

Spacious room with white suite comprising bath with mixer tap and shower attachment, wash hand basin, WC, storage unit, separate double width tiled shower cubicle with mains fitment, radiator, extractor fan, windows to front and rear.

Bedroom 2

With built-in wardrobe, radiator and window to rear.

Bedroom 3

With storage cupboard, radiator and window to front.

Bathroom

With tiled walls, bath with mixer tap and shower attachment, mains shower fitment and glass screen, wash hand basin, radiator, shaver point and window.

Separate WC

With WC and window.

Bedroom 4

With electric storage heater and windows to front and rear.

Outside

To the front of the property is a brick-paved driveway with parking for up to 3 cars and a raised concrete area.

INTEGRAL GARAGE

With double doors, light, power, window, electric fuse-board and gas meter.

Access via gates to either side of the property lead to the very large rear garden which is a particular feature of the property being enclosed by hedging and fencing.

There is a large paved patio with dry stone retaining wall, extensive lawn and a wide range of ornamental shrubs, trees and numerous mature trees including Oak and Sycamore. Light and water tap.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

From Hereford proceed towards Worcester on the A4103 (Aylestone Hill), after a short distance turn left into Penn Grove Road, continue past the right-hand turning into Moreland Avenue and then turn right into Admirals Close veer left, where the property will be found on the right-hand side as indicated by The Agent's For Sale Board.

Agent's Note

There is a residents permit holder scheme in Admirals Close.

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.

Tenure & Possession

Freehold - vacant possession on completion.

Residential lettings & property management

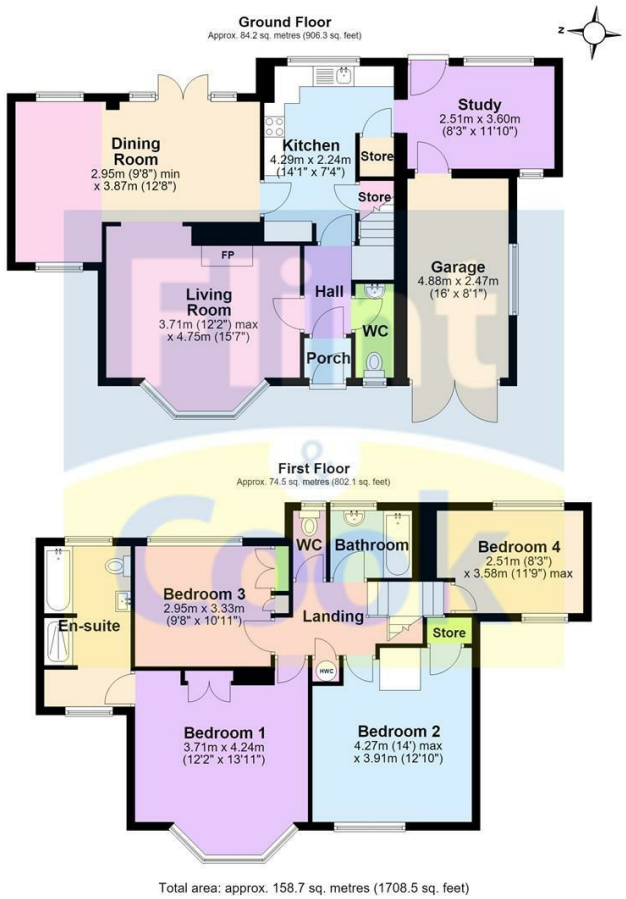
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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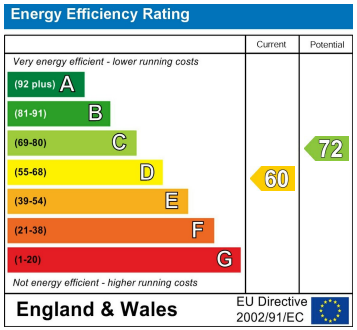






Total area: approx. 158.7 sq. metres (1708.5 sq. feet)





EPC Rating: D Hereford Council Tax Band: E

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