

FOR
SALE



41 Moreland Avenue, Hereford HR1 1BN

£289,500 - Freehold

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PROPERTY SUMMARY

A spacious 3 bedroom older style semi-detached house offering ideal family accommodation with gas central heating, double glazing, good size rear garden, off-road parking and we recommend an internal inspection.

POINTS OF INTEREST

- *Older-style semi-detached house*
- *Highly sought after location*
- *2 Reception rooms & fitted kitchen*
- *Extensive rear garden*
- *Ideal family home*
- *Must be viewed!*
- *3 Bedrooms*
- *Well presented throughout*



ROOM DESCRIPTIONS

Composite entrance door through to the

Spacious Reception Hall

Laminate flooring, radiator, useful store cupboard, stairs to the first floor, understairs store cupboard and door to the

Lounge

Fitted carpet, radiator, decorative wall, window to the front aspect with Venetian blind.

Dining Room

Laminate flooring, radiator, coved ceiling, display shelving, large double glazed sliding patio door to the rear garden.

Kitchen

Comprising 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, worksurfaces with splashbacks, window overlooking the rear garden, recessed spotlighting, built-in oven and 4-ring gas hob with glass splashback and cookerhood over.

First floor landing

Fitted carpet, access hatch to loft space, side window and door to

Bedroom 1

Fitted carpet, radiator, bay window to the front aspect, range of built-in wardrobes with central mirrored sliding doors.

Bedroom 2

Fitted carpet, radiator, space for wardrobes, window to the rear enjoying a pleasant outlook across the garden and Hereford City beyond.

Bedroom 3

Fitted carpet, radiator, window to the front aspect and built-in wardrobe.

Bathroom

Suite comprising panelled bath with rainwater-style showerhead over and glazed screen, pedestal wash hand-basin, low flush WC, feature flooring, partially tiled wall surround, ladder style towel rail/radiator, window, store/airing cupboard (also housing the gas central heating boiler).

Outside

To the front of the property there is a lawned garden with driveway to the side providing off-road parking facilities. One of the main features of the property is the extensive rear garden which is perfect for a family, mainly laid to lawn and all enclosed by high fencing to maintain privacy and also offers an ideal suntrap. There are paved areas - perfect for entertaining, side covered storage space and utility cupboard to the rear - ideal for washing machine, tumble dryer etc. There is a further garden shed and, at the bottom of the garden, there is a children's play area with space for trampoline and playhouse with slide and ladder etc.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band C - payable 2023/24 £1957.66

Water and drainage - rates are payable/metered supply.

Money laundering regulations

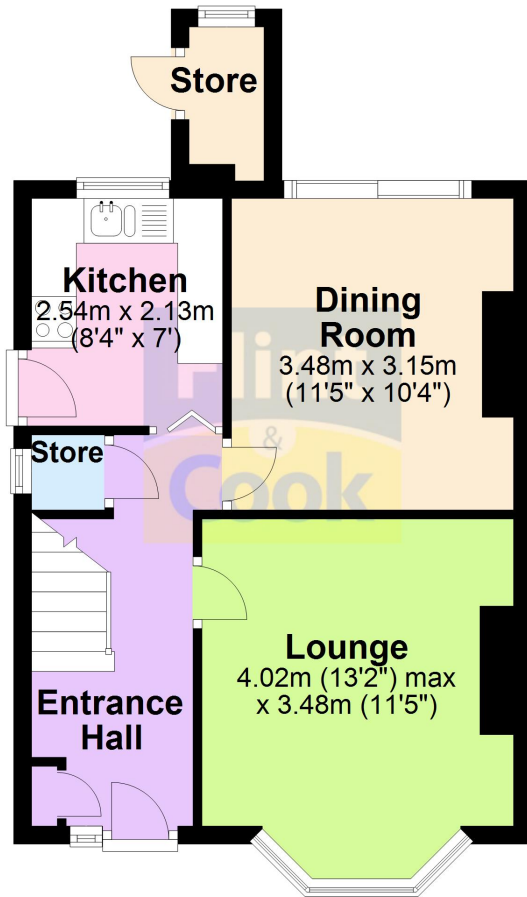
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions

What3words - calms.calms.wonderfully

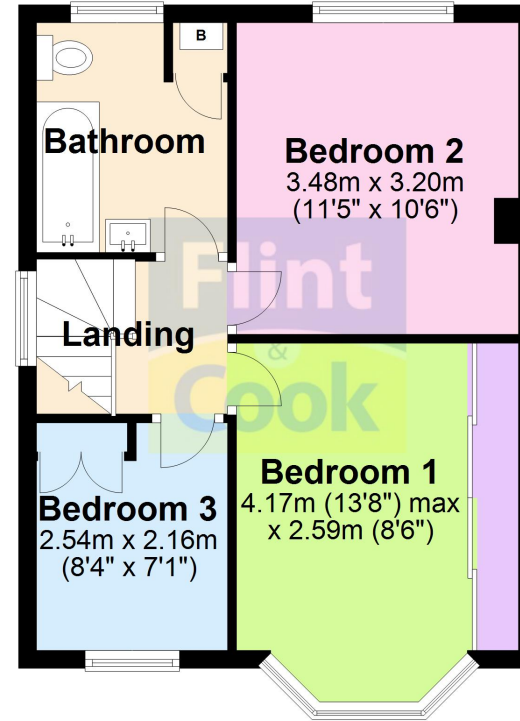
Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 77.9 sq. metres (838.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			