

FOR
SALE



40 Mayne Avenue, Hereford HR2 6HY

£185,000 - Freehold

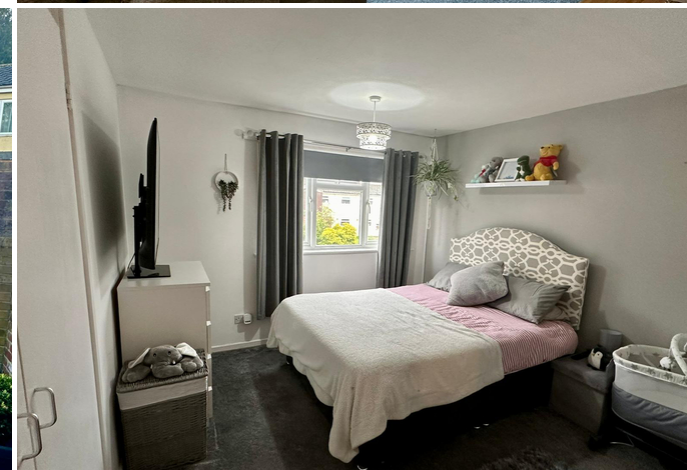
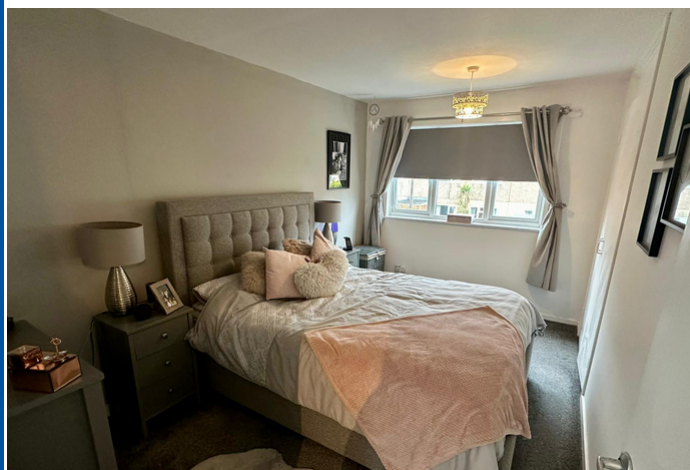
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a deceptively spacious 2 bedroom end-terraced house offering ideal first time buyer accommodation. The property has the added benefit of gas central heating, double glazing, 2 double bedrooms, private rear garden and we recommend an internal inspection.

POINTS OF INTEREST

- *Southern outskirts of the City*
- *Spacious end-terraced house*
- *Kitchen/dining room*
- *2 Double bedrooms*
- *Ideal for first time buyers*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With outside light and uPVC entrance door through to the

Reception Hall

Easy to maintain flooring, radiator, understairs store cupboard, turning carpeted staircase to the first floor, display shelving, useful built-in store cupboard and door to the

Lounge

Fitted carpet, radiator, double glazed window overlooking the rear garden, useful built-in store cupboard and door to the Rear Hallway.

Kitchen/Dining Room

With 1½ bowl sink unit and mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, easy to maintain flooring, radiator, breakfast bar, space for dining table, double glazed double patio doors to the rear garden, range of spotlighting, double glazed window to the front aspect with roller blind, built-in oven and 4-ring hob with splashback over, space for upright fridge/freezer, space and plumbing for washing machine.

Rear Hallway

With door to the Lounge, partially glazed door to the rear garden and large walk-in store cupboard.

First floor landing

Fitted carpet, double glazed window to the front aspect, access hatch to loft space, built-in airing cupboard (also housing the gas central heating boiler) and further store cupboard with hanging rail and shelf.

Bedroom 1

Fitted carpet, radiator, double glazed window to the rear with blind, large built-in double wardrobe and further built-in single wardrobe.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear with blind and built-in double wardrobe.

Bathroom

Suite comprising bath with handgrips and shower unit over, wash hand-basin, double glazed window, radiator.

Separate WC

With low flush cistern, double glazed window and radiator.

Outside

To the front of the property there is a lawned garden with paved pathway leading down to the front entrance door. To the immediate rear of the property there is a useful brick-built store shed with power point and light - ideal for external freezer etc. The rear garden is laid to lawn and well enclosed by walling and fencing to maintain privacy with a useful rear access gate and timber garden shed. The allocated parking space with the property is situated a short distance away.

Services

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

Outgoings

Council tax band B - payable 2024/25 £1794.59
Water and drainage - rates are payable.

Money laundering regulations

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

Viewing

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

Directions

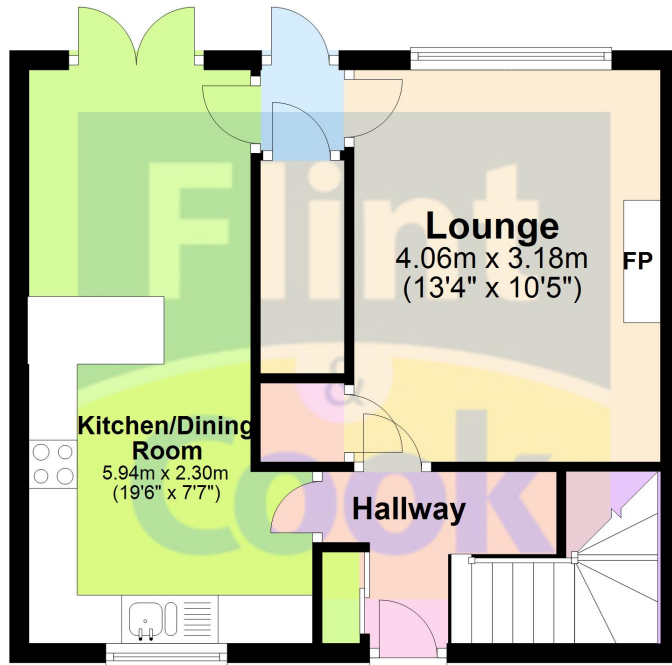
Proceed south out of Hereford City along the A49 Ross Road, turning left at The Broadleys public house onto Holme Lacy Road. After approximately half a mile, turn right into Winston Road, 2nd left into Manor Road and, at the T-junction, turn left into Mayne Avenue. What3words - nooks.moisture.valuables

Agents Note

There is a monthly maintenance charge of £37.62 pm to cover lighting, communal areas grass cutting.

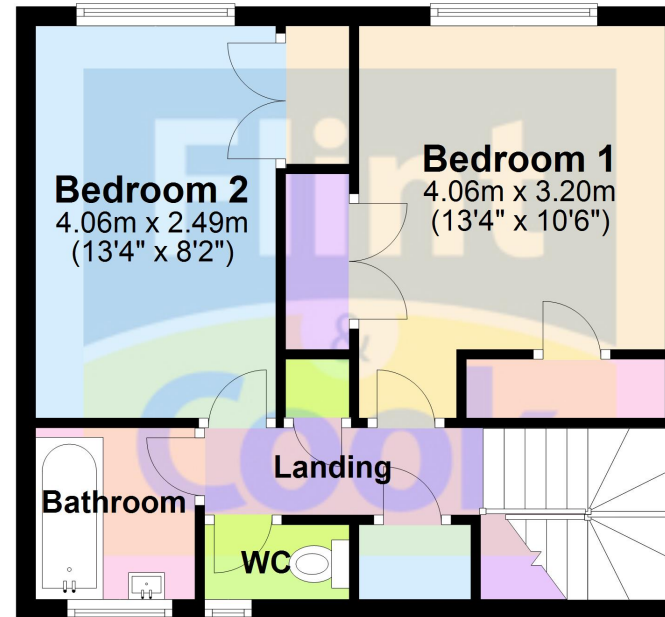
Ground Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 77.8 sq. metres (837.0 sq. feet)

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

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	65	80
England, Scotland & Wales		
EU Directive 2002/91/EC		