

FOR
SALE



25 Walnut Tree Avenue, Hereford HR2 7JT

£325,000 - Freehold

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

PROPERTY SUMMARY

Pleasantly situated in this well-established residential location, a spacious 3 bedroom detached bungalow offering ideal retirement accommodation. The property, which is in excellent decorative order throughout, has the added benefit of gas central heating, double glazing, modern kitchen and shower room, private south-facing rear garden, ample off-road parking and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Spacious 3 bedroom detached bungalow*
- *Modern kitchen & shower room*
- *Ample off-road parking*
- *South-facing rear garden*
- *Ideal for retirement*
- *No onward chain*



ROOM DESCRIPTIONS

Recessed Entrance Porch

With a partially double glazed entrance door leading through to the

Reception Hall

Fitted carpet, radiator, coved ceiling, access hatch to loft space, doors to the bedrooms and shower room and door to the

Lounge

Fitted carpet, radiator, coved ceiling, double glazed panelled double doors to the rear patio and garden, feature fireplace with hearth, display mantel and electric coal-effect fire and door to the

Kitchen/Dining Room

Single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, double glazed windows to 2 sides and to the rear, easy to maintain flooring, recessed spotlighting, built-in double oven and 4-ring gas hob with glass splashback and cookerhood over, built-in dishwasher, partially double glazed door to the rear garden, space for dining table, radiator, pantry-style cupboard with space for ironing board etc., built-in fridge and freezer.

Bedroom 1

Fitted carpet, double glazed bay window to the front aspect with Venetian blinds, radiator, coved ceiling and extensive range of built-in wardrobes with sliding doors.

Bedroom 2

Fitted carpet, radiator, double glazed bay window to the front aspect with Venetian blinds.

Bedroom 3

Fitted carpet, radiator, double glazed window to the side, coved ceiling.

Shower Room

Modern suite comprising shower unit with handrail, tiled surround and glazed door, low flush WC, vanity wash hand-basin with storage below and to the side, tiled splashback, shaver socket over, easy to maintain flooring, double glazed side window with blind, partially tiled wall surround, recessed spotlighting, ladder style towel rail/radiator, built-in airing cupboard with shelving.

Outside

To the front and side of the property, there is a large driveway with turning area providing ample off-road parking facilities. To the immediate rear of the property there is a paved patio area providing the perfect entertaining space and, with the rear garden facing south, it offers an ideal suntrap. The remainder of the attractive garden is laid to lawn, bordered by flowers and shrubs and well enclosed by fencing and hedging for privacy with useful timber garden shed, side access and outside tap.

Services

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

Outgoings

Council tax band D - payable 2024/25 £2307.34
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

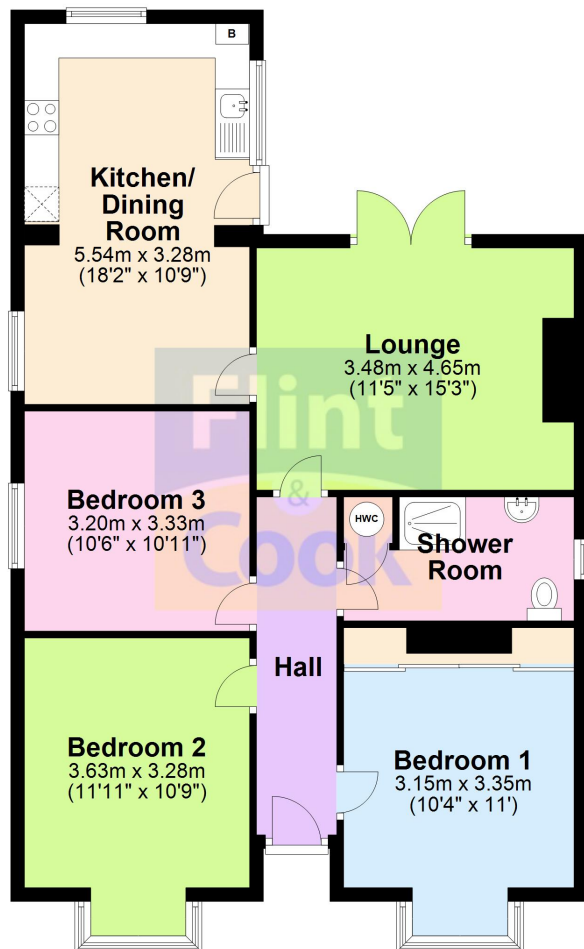
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed south out of Hereford City on the Belmont Road and after passing Farmfoods on the left-hand side, take the next turning left into Walnut Tree Avenue and number 25 is on the right-hand side, as indicated by the Agent's FOR SALE board. What3words - grow.natively.shares

Ground Floor

Approx. 86.1 sq. metres (926.3 sq. feet)



Total area: approx. 86.1 sq. metres (926.3 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		82
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			