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84 Lichfield Avenue, Hereford, HR1 2RL

'An exceptional bungalow residence located in a premier residential district, east of the City Centre, off Hampton Park Road'

£425,000 (Freehold)

Residential Sales and Lettings

84 Lichfield Avenue, Hereford, HR1 2RL

LOCATION

Lichfield Avenue is a road that connects Hampton Park Road and Ledbury Road, geographically, about $\frac{3}{4}$ of a mile east of central Hereford. The property lies in an established residential district which is served by a range of amenities. Close-by there is a neighbourhood shop and public house and walks available along the river. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

84 Lichfield Avenue has a vantage point being located partway to the summit of the Lichfield Avenue and from the property pockets of views can be enjoyed including across river meadows with hill ranges in the far distance. The property has been the subject of an extensive schedule of refitting and upgrading works which have included its re-wiring and the replacement of external doors and windows with triple glazed units except for one which is double glazed. The property is of a distinct style and is comfortable throughout, with a gas fired central heating system. The accommodation is welcoming and in more detail it comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

1.78m (5'10) x 1.07m (3'6)

With two deep triple glazed panels approached through a triple glazed door and having a tiled floor and a five panel glazed door with adjacent windows opening to the:

Principal Reception Hall

3.71m (12'2) x 1.52m (5')

With coved ceiling, oak floor boards, door to cloaks cupboard with hanging rail and with a six panel door to the sitting room, bedroom 1/study/studio, opening to kitchen and opening to inner hall.



Sitting Room

5.18m (17'0) x 3.35m (11')

With a pair of triple glazed French doors opening to the patio/sun terrace with adjacent deep triple glazed windows, triple glazed window to second elevation, coved ceiling, two wall light points, dimmer light switches, radiator, exposed wooden floor boards and stone fire surround with wooden mantel over and living flame gas fire.



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Kitchen/Breakfast Room

7.67m (25'2) x 2.57m (8'5) (maximum)

With two sets of triple glazed windows including a view across the garden down towards river meadows. Sunken ceiling lights, radiator and part with wood grain effect flooring and part with original ceramic tiles. Exposed brickwork to one wall and dimmer light switch. Bespoke fitted kitchen area with ceramic 1½ bowl sink unit with drainer and mixer tap, fitted shaker style base units with solid oak wood block work surfaces over, extensive range of soft close fitted base units, tall storage cupboards and deep drawer units. Built-in oven with four ring gas hob over, brick effect tiled surrounds and cooker hood above. Recess for upright fridge freezer and with tall doors to a shelved store cupboard and the original larder unit with slab and fitted shelves. Dimmer light switch, contemporary style radiator and with an opening with adjacent panel of feature glass bricks to the inner hall.



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Bedroom 1

3.3m (10'10") x 4.04m (13'3") (15'5" maximum)

(Currently utilised as a studio)

With a triple glazed French door with adjacent triple glazed window opening to the private gardens, covered ceiling, wall light points, stripped skirting boards, double wardrobe cupboard with light, hanging rail and storage shelf.



The Inner Hall

4.27m (14'0") x 1.04m (3'5")

With access hatch to loft space, covered ceiling, radiator, exposed oak flooring and with doors to bedrooms 2 and 3, the bathroom and a DEEP STORE CUPBOARD (3'1" x 2').

Bedroom 2

4.27m (14'0") x 2.74m (9')

With a triple glazed window with wooden sill, covered ceiling, radiator and recessed wardrobe cupboard with hanging rail, shelf and light.



Bedroom 3

3.4m (11'2") x 3.05m (10')

With a triple glazed window, wooden sill, covered ceiling, radiator, exposed wooden skirting boards and vanity wash basin with cupboard below, splash back and electric light with shaver point over. A pair louvre doors to a recessed wardrobe cupboard with hanging rail and storage shelf.



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Bathroom

3.05m (10'0) x 1.47m (4'10)

With classic white suite comprising an enamel bath with thermostatically controlled shower unit over with screen, extractor unit, low level wc with wooden seat and wall hung wash basin. Part shower boarding to walls, triple glazed window with wooden sill, ladder type radiator and wood grain effect flooring.



Side Hall

5.89m (19'4) x .91m (3'0)

With a triple glazed door to the front, double glazed door to the rear, wood grain effect flooring, mid and low level doors to a recessed storage area, door to a further STORAGE CUPBOARD (4' x 2'), Door to UTILITY CUPBOARD (4'6 x 2') with plumbing for washing machine and door to cloakroom.

Cloakroom

1.73m (5'8) x .84m (2'9)

With low level wc and wash basin. Door to the:

Garden Room/Home Office (Formerly The Garage)

4.78m (15'8) x 2.64m (8'8)

With a pair of triple glazed French doors to the front, triple glazed window to the side, sunken ceiling lights, high level storage cupboards, further store cupboards and wall mounted gas fired boiler providing central heating and domestic hot water. Radiator, exposed skirting boards and wood grain effect flooring. Agents Note - no Building Regulation Approvals have been obtained for the adaption works implemented to the garage.



ON THE FIRST FLOOR:

Attic Storage Space

12.19m (40'0) x 2.08m (6'10) (to purlins)

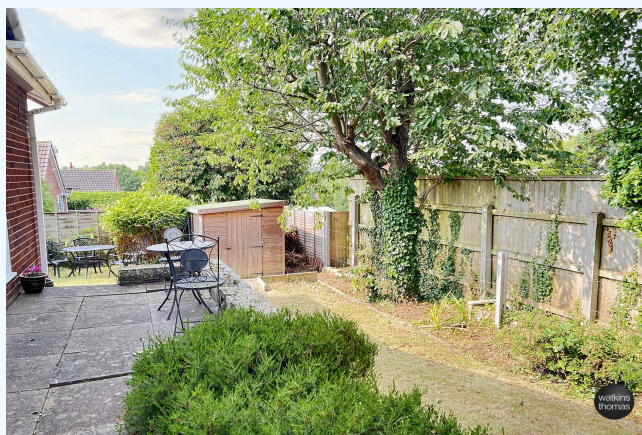
With electric lights and three roof lights. The area is boarded and is approached over an extending ladder from the inner hall.

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OUTSIDE:

The property has a tarmacadam driveway and parking space.

Approaching from Lichfield Avenue off the driveway there is an arc of cultivated garden with a variety of plants. Between the residence and Lichfield Avenue there is a partly tiered garden area with lawn area, a low stone wall with planted corner and a gate to the rear garden. At the front of the property a pathway leads to the entrance door and there is a lawn area bordered by two apple trees and a vine planted to the residence. Passing along a paved path there is a further lawn entertaining area and GARDEN STORE. Steps lead up to a terrace behind a stone wall, which can be approached from bedroom one and the sitting room. At the rear there is a width of lawn and a border featuring mature trees including a Flowering Cherry and Silver Birch. Along the rear of the residence there is a wide pathway which leads to a small courtyard/drying area (12' x 12'). There are two espalier Pear trees and a GARDEN STORE (2'6 x 5'7) with low head room. Two outside power outlets, five motion-sensitive security lights and water tap.



COUNCIL TAX BAND D

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

The property has the benefit of three hard wired repeaters.

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

The most direct vehicular route from central Hereford is to proceed for the length of St Owen Street and follow through into Eign Road, passing under the railway bridge, take the left hand turning into Lichfield Avenue. Number 84 will be identified on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

18th August 2024

ID39020

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

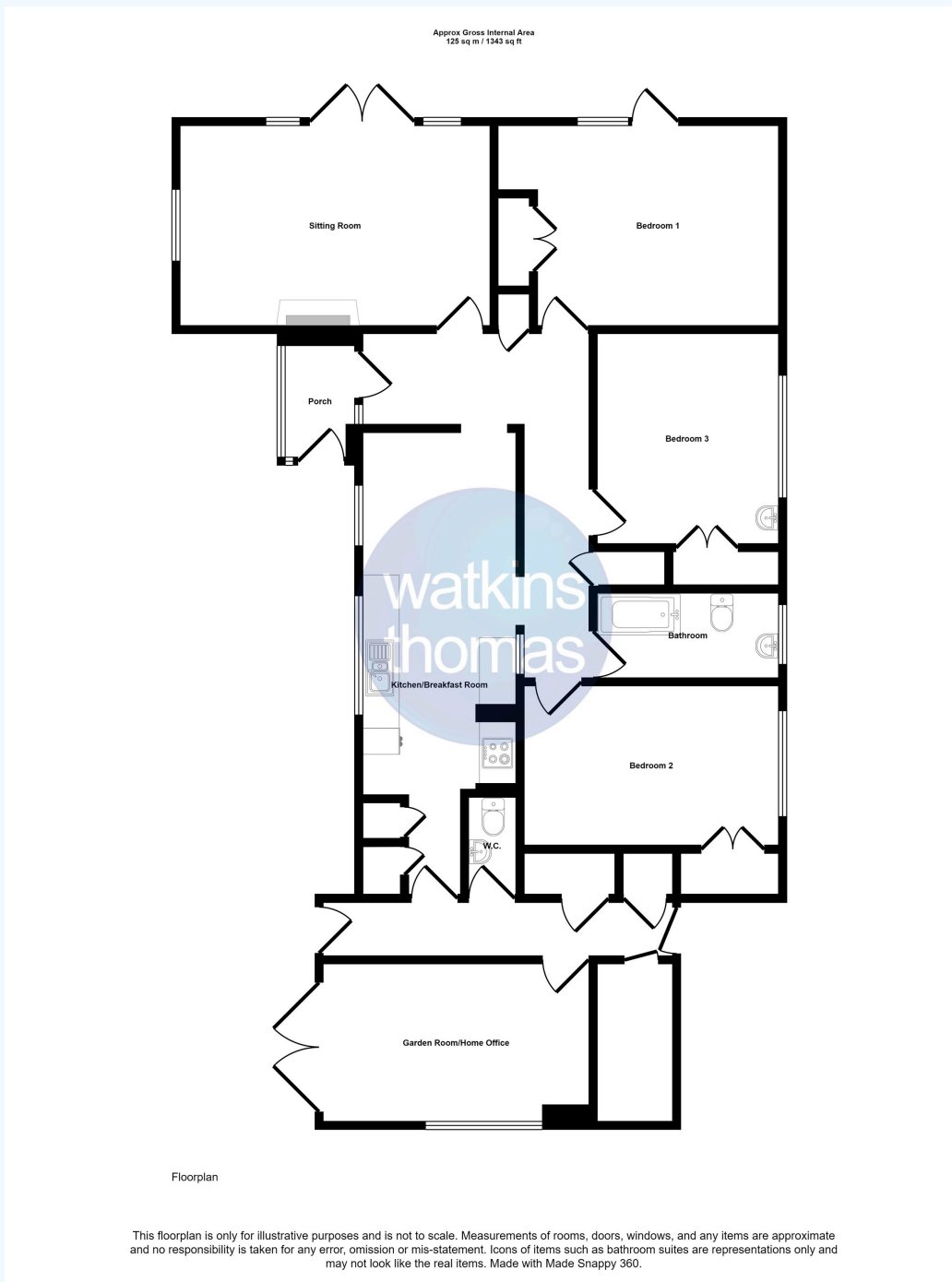
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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