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## 48 Frederick Avenue, College Estate, Hereford, HR1 1HL

*'Situated to the north of Hereford City in the popular residential location of the College Estate a well presented, three bedroom, mid terraced home with off road parking, gas central heating, double glazing and enclosed rear garden'*

**£230,000 (Freehold)**

# 48 Frederick Avenue, College Estate, Hereford, HR1 1HL

## LOCATION

The property is situated in the popular residential location of College Estate which is set to the north of Hereford City. In the area are a range of amenities and 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

The subject property is a three bedroom mid terraced property with the benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/dining room, garden room, first floor landing with three bedrooms, bathroom and separate wc. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

Double glazed panelled entrance door leading to the entrance hall with panelled radiator, stairs to the first floor laminated flooring and door to the sitting room.

#### Sitting Room

4.19m (13'9) (maximum) x 4.01m (13'2)

With front aspect double glazed window, electric fire with decorative surround, television point, understairs storage cupboard and door to the kitchen/dining room.



#### Kitchen/Dining Room

5.13m (16'10) x 2.62m (8'7)

With rear aspect double glazed window, a range of units comprising 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for dishwasher, space for upright fridge freezer, space for cooker with cooker hood over, wall mounted gas central heating boiler, panelled radiator, space for dining table and double glazed door leading to the garden room.



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### Garden Room

4.04m (13'3) x 2.67m (8'9)

With panelled radiator, two wall lights, laminated flooring and patio door giving access to the rear garden.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, smoke alarm, panelled radiator, doors to bedrooms, bathroom and wc.

#### Bedroom 1

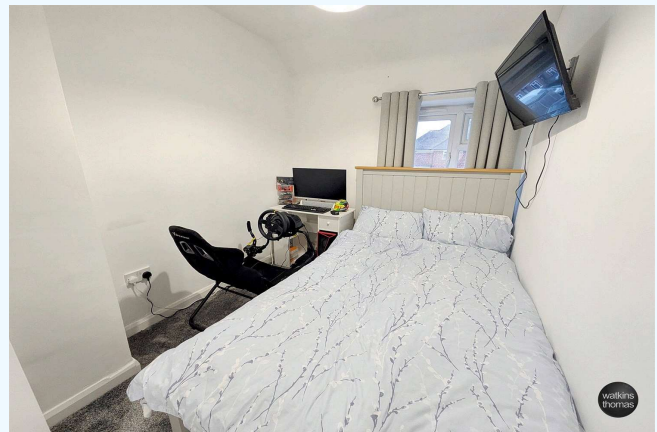
3.25m (10'8) x 2.59m (8'6)

With rear aspect double glazed window and panelled radiator.

#### Bedroom 2

3.07m (10'1) x 2.21m (7'3) (maximum)

With front aspect double glazed window and panelled radiator.



#### Bedroom 3

3.07m (10'1) x 1.88m (6'2) (minimum - L-shaped room)

With front aspect double glazed window and panelled radiator.

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## Bathroom

2.59m (8'6") x 1.78m (5'10")

With rear aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, separate shower cubicle with thermostatically controlled shower and rainwater shower head, vanity wash hand basin, low flush wc, heated towel rail, inset spot lights, two extractor fans, fully tiled wall surround and laminated flooring.



## Separate Wc

With low flush wc, extractor fan and laminated floor ing.

## OUTSIDE:

To the front of the property is a gravel parking area with access path to the front door.

To the immediate rear of the property is a decked patio which leads to a slabbed patio area. The main garden is laid to lawn. To the rear of the garden is a useful storage shed and the garden is enclosed by fencing to provide a degree of privacy.



## Agents Note

Please note there is a right of way access path for the property across the neighbouring house.

## COUNCIL TAX BAND B

Payable to Herefordshire Council

## BROADBAND & MOBILE PHONE COVERAGE

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.

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### VIEWING

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

### DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street and on reaching the roundabout take the third exit onto Newtown Road. Continue to the mini roundabout and take the first exit and continue over the bridge to the next roundabout. At the roundabout take the first exit onto College Road. Continue along College Road taking the second turning on the left hand side. Continue to the roundabout and take the third exit into Frederick Avenue. Continue along Frederick Avenue and the property is located on the right hand side as indicated by the agents for sale board.

### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**12th March 2025**

ID40181

### 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.

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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.

