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27 Wallis Avenue, Hunderton, Hereford, HR2 7AZ

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

£210,000 (Freehold)

27 Wallis Avenue, Hunderton, Hereford, HR2 7AZ

LOCATION

The property is set to the south of Hereford in the well established residential location of Hunderton. 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 well presented, three bedroom, mid terraced home with the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting/dining room, kitchen, first floor landing with three double bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A front aspect double glazed entrance door leads to the entrance hall with panelled radiator, stairs to the first floor, laminated floor and door to the sitting/dining room.

Sitting/Dining Room

5.84m (19'2) x 4.75m (15'7) (maximum - L-shaped room)

With front aspect double glazed window, laminated flooring, panelled radiator, dado rail, television point and access to the kitchen.



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Kitchen

4.78m (15'8) x 2.54m (8'4)

With rear aspect double glazed window. A range of units comprising Belfast style sink, bamboo work surface with tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for tumble dryer, space for cooker, tiled flooring and rear aspect double glazed French doors giving access to the rear garden.



ON THE FIRST FLOOR:

Landing

With storage cupboard housing the gas central heating boiler, access hatch to loft space, inset spot lights and doors to bedrooms and bathroom.

Bedroom 1

5.41m (17'9) (maximum) x 3.1m (10'2)

With front aspect double glazed window, panelled radiator, picture rail and laminated flooring.

Bedroom 2

4.62m (15'2) x 2.79m (9'2)

With rear aspect double glazed window, exposed floor boards, panelled radiator and built-in double wardrobe.



Bedroom 3

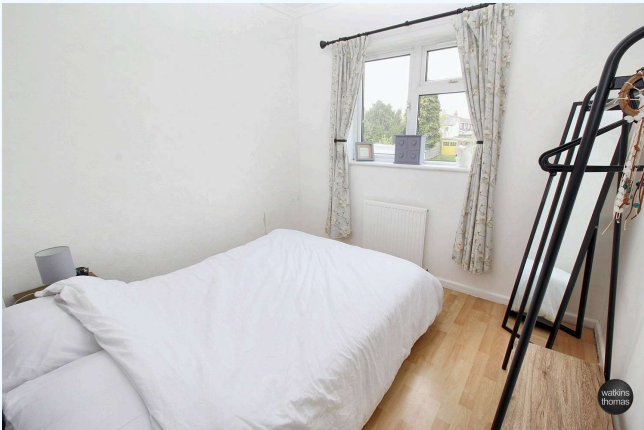
2.62m (8'7) x 2.59m (8'6)

With rear aspect double glazed window, panelled radiator and laminated flooring.

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Bathroom

With suite comprising panel enclosed bath with mixer tap and shower attachment, low flush wc, pedestal mounted wash hand basin, extractor fan, fully tiled wall surround, shaver point with toothbrush charger and tiled flooring.



OUTSIDE:

To the front of the property is a gravel driveway with slate path giving access to the front door. The garden is enclosed by walling and hedging to provide a degree of privacy and there is a side path and gate giving access to the rear garden.

To the immediate rear of the property is a patio area leading to a decked seating area with water feature and shrub border. This continues to a gravel area with various shrub borders and the garden is enclosed by fencing to provide a degree of privacy. Useful storage shed.



COUNCIL TAX BAND B

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE

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.

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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

Proceed out of Hereford along the Belmont Road turning right into Hunderton Road. Continue to the roundabout take the second exit again onto Hunderton Road and then immediately right into Wallis Avenue where the property is located 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.

28th April 2025

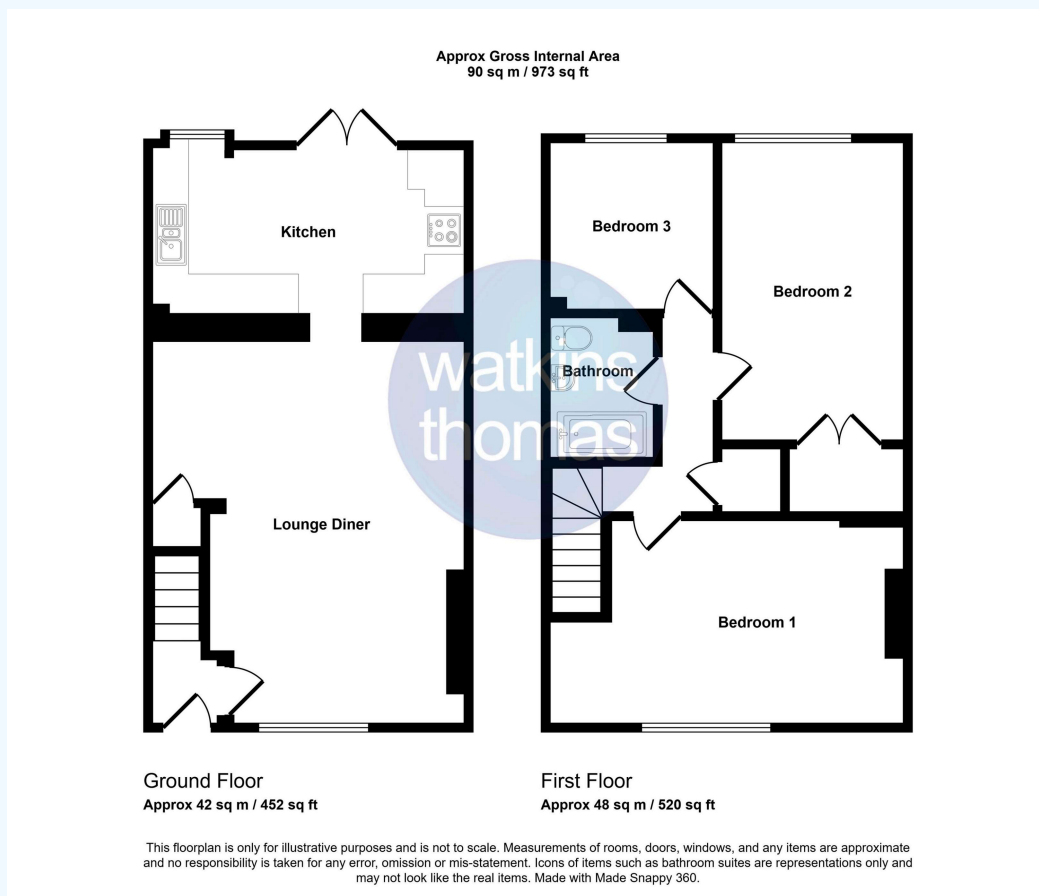
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ENERGY PERFORMANCE CERTIFICATE

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.

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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