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26 Frederick Avenue, Hereford, HR1 1HL

Situated to the north of Hereford city in the well established college district, a two bedroom end of terrace property with gas central heating, double glazing, off road parking, garage and enclosed rear garden.

£220,000 (Freehold)

26 Frederick Avenue, Hereford, HR1 1HL

LOCATION

The property is located to the north of Hereford city in the well established college estate district. 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 two bedroom end of terrace home with gas central heating, double glazing, off road parking, garage and enclosed rear garden. The property comprises entrance hall, sitting/dining room, kitchen, downstairs cloak room, first floor landing with access to two bedrooms and bathroom. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

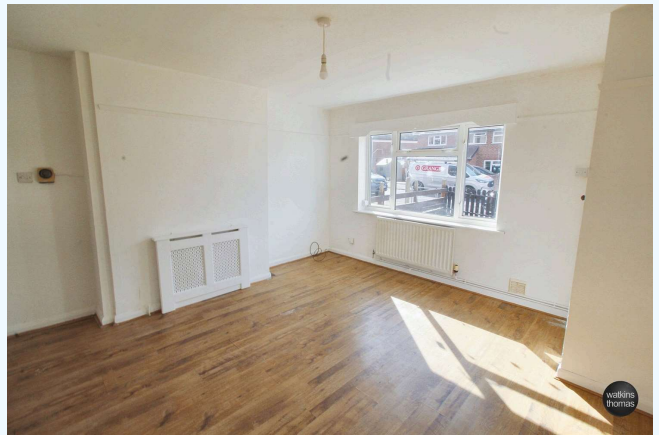
Entrance Porch

With glazed panelled door leading to the entrance hall with stairs to the first floor and door to the sitting/dining room.

Sitting/Dining Room

4.09m (13'5) (maximum) x 5.64m (18'6) (maximum)

An 'L' shaped room with a front aspect double glazed window, laminated flooring, panelled radiator, picture rail, under stair storage cupboard which has a side aspect double glazed window and door to inner hallway.



Inner Hallway

With rear aspect glazed door, door to the cloakroom and access to the kitchen.

Cloakroom

With rear aspect double glazed window, low flush WC and panelled radiator.

Kitchen

3.12m (10'3) x 2.59m (8'6)

With rear aspect double glazed window and a range of units comprising ceramic sink drainer unit with work surfaces, tiled splashbacks, base units under and matching wall units, integrated electric double oven, gas hob with cooker hood over, panelled radiator and wall mounted gas central heating boiler.



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ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, smoke alarm, access hatch to loft space and doors to bedrooms and bathroom.

Bedroom 1

4.09m (13'5) (plus recess) x 3.18m (10'5)

With two front aspect double glazed windows, panelled radiator and storage cupboard.

Bedroom 2

3.18m (10'5) x 2.57m (8'5)

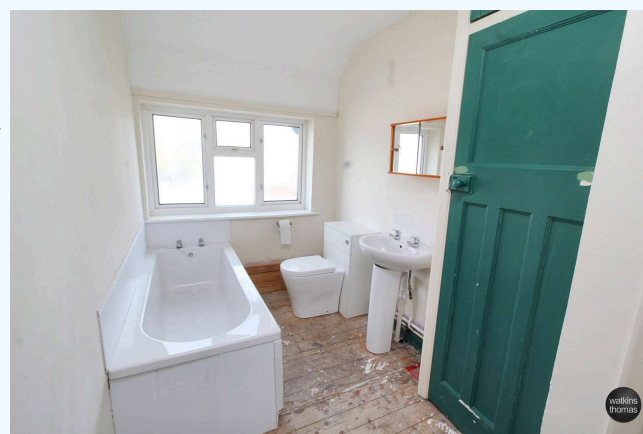
With rear aspect double glazed window and panelled radiator.



Bathroom

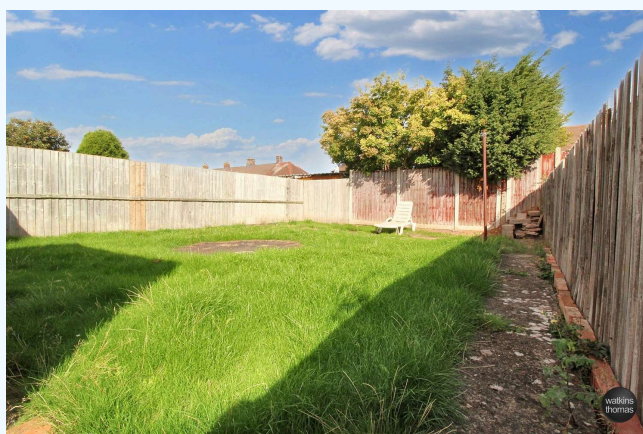
3.63m (11'11) x 1.83m (6') (minimum)

With rear aspect double glazed window. Suite comprising panel enclosed bath, partially tiled wall surround, low flush WC, pedestal mounted wash hand basin, panelled radiator and two storage cupboards.



OUTSIDE:

To the front of the property there is a gravelled garden enclosed by fencing with double gates giving access to the driveway. The driveway continues to the GARAGE (15' by 8'3) which has double doors. To the immediate rear of the property is a patio giving access to a STORAGE SHED/WORKSHOP (15'5 by 8'11). The path continues to the side of the workshop leading to the main garden which is laid to lawn. The garden is enclosed by fencing to provide a degree of privacy.



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COUNCIL TAX BAND B

Made 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.

VIEWING

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

DIRECTIONAL NOTE

From central Hereford, proceed out of Hereford along Edgar Street. On reaching the roundabout, take the third exit onto Newtown Road. Continue to the mini roundabout and turn left over the bridge. At the next roundabout, take the first exit onto College Road. Continue along College Road, taking the second turning on the left hand side onto College Green. Continue to the roundabout and take the third exit onto Frederick Avenue where the property is located on the right hand side as indicated by the 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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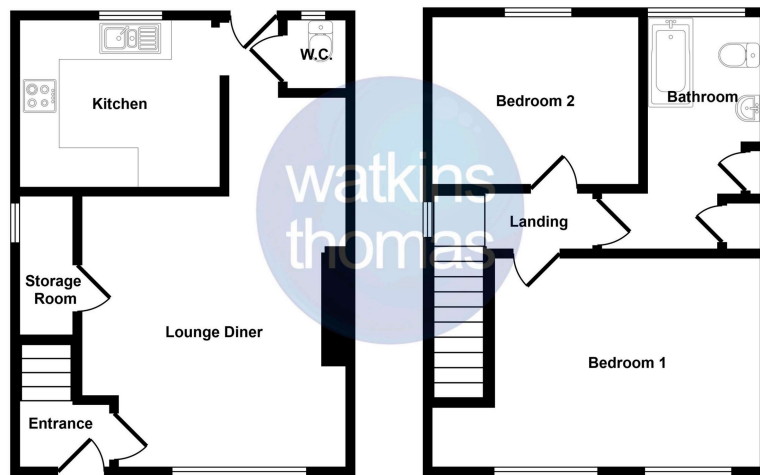
ENERGY PERFORMANCE CERTIFICATE

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.

Please be aware that there is a right of access path to the side and rear of the property giving access for two neighbouring properties.

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.



Ground Floor

First Floor

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