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17 Pulley Avenue, Eaton Bishop, Hereford, HR2 9QN

A mature semi detached home with three distinct reception rooms and three bedrooms, located in a village about five miles south of the Cathedral City of Hereford.

£250,000 (Freehold)

Residential Sales and Lettings

17 Pulley Avenue, Eaton Bishop, Hereford, HR2 9QN

LOCATION

Pulley Avenue is a mature residential cul de sac located just off a minor village road which runs through Eaton Bishop. The village has a community hall and Church and is approached over a common, off one of the back Hereford to Hay-on-Wye roads. Neighbouring villages include Madley, Kingstone and Clehonger which combined offer a fuller range of amenities. Hereford is approximately five miles away and offers a fuller range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

17 Pulley Avenue is a semi detached house which is centrally heated and double glazed. Generally the rooms are well proportioned and it offers three reception rooms together with a kitchen/dining room. On the first floor there are three bedrooms and a bathroom. There is a garden area to the front, a driveway and a garden area to the rear. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch

With a double glazed door to;

Reception Hall

4.09m (13'5) x 1.91m (6'3)

With stairway off, low level under stair store cupboard, radiator, feature wood flooring and with doors to the three reception rooms and an opening to the kitchen/dining room. Door to;

Cloakroom

With low level WC and wash basin. Extractor unit.

Sitting Room

4.27m (14') x 3.96m (13')

With a double glazed sliding patio door opening to and overlooking the rear garden, coved ceiling, wooden fire surround with marble inset and hearth and living flame gas fire. Radiator and feature wooden flooring.



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Family Room

3.96m (13') x 2.64m (8'8) (11'9 into bay)

With a deep double glazed bay window to the front, radiator and alcove shelving.

Playroom/Study

3.81m (12'6) x 2.69m (8'10)

With a double glazed window to the front and radiator.



Kitchen/Dining Room

5m (16'5) x 2.79m (9'2)

With double glazed windows to two aspects. Within the kitchen area there are fitted base cupboards with working surface over, tiled surrounds and eye level cabinets, enamel one and a half bowl sink unit with drainer and mixer tap. Recess with plumbing for washing machine. Built in double oven with a four ring gas hob over and cooker hood above. Radiator and wall mounted boiler which provides central heating and domestic hot water.



Rear Porch

ON THE FIRST FLOOR:

Landing

With a double glazed window to the side, wall mounted thermostat and access hatch to loft space. Doors to the airing cupboard with the insulated hot water cylinder with cabinet over and central heating and domestic hot water control clock. Doors to;

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Bedroom 1

3.91m (12'10") x 3.33m (10'11")

With a double glazed window to the front. Radiator.

Bedroom 2

3.96m (13') x 3.07m (10'1")

With a double glazed window overlooking the rear garden. Radiator.



Bedroom 3

2.64m (8'8") x 2.54m (8'4") (including head of stairs)

With a double glazed window to the front, radiator and wood laminate flooring.

Bathroom

1.85m (6'1") x 1.68m (5'6")

With suite comprising bath with electric shower over and tiled walls, pedestal wash basin and low level WC. Radiator, double glazed window and wood laminate flooring.



OUTSIDE:

The property has the benefit of a concrete driveway which is approached over a drop kerb.

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Garden

At the front of the property, there is lawn which is approximately triangular in plan and bounded by a picket fence. A concrete pathway leads to the front door.

At the side of the residence, there is a gate which leads to the rear garden area. To the immediate rear of the property, there is a area of flagstones beyond which there is a lawned garden with planted borders including roses together with a GARDEN STORAGE SHED.



COUNCIL TAX BAND C

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 the centre of Hereford, proceed south over Greyfriars Bridge and at the roundabout take the second exit onto Belmont Road (A465). Proceed for the length of Belmont Road and at the roundabout, on the outskirts of the city, take the second exit to continue on the A465. Continue for approximately three quarters of a mile and then take the right hand turn signposted Clehonger. From this point, proceed for about two and a half miles, pass through Clehonger and take the right hand turn for Eaton Bishop. Continue across the common, proceed into the village and turn right opposite the village hall into Pulley Avenue where Number 17 will be identified as the first property 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.

ID / Date

ID41574

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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		84 B
69-80	C		
55-68	D	64 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.

