

For Sale

£290,000



Garrick Avenue Hereford HR2 7RU

Offered for sale with NO ONWARD CHAIN, this well-proportioned three-bedroom semi-detached home enjoys a peaceful cul-de-sac position on the outskirts of the city. Providing spacious accommodation throughout, the property benefits from a generous rear garden, and a versatile, converted garage.

Garrick Avenue Hereford HR2 7RU

Approach

The property benefits from a lawned garden and driveway providing off-road parking.

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor.

Lounge

A bright and comfortable reception room featuring a large front-aspect double-glazed window allowing plenty of natural light to flood the space. Complete with a feature gas fireplace and radiator, creating an ideal setting for relaxing and entertaining.

Kitchen/Diner

With a versatile dining space is perfect for family meals and social gatherings. Benefiting from an understairs storage cupboard and access through to the kitchen. Fitted with a range of wall and base units providing ample storage and worktop space, incorporating a stainless-steel sink and drainer. There is space for a cooker, fridge/freezer and washing machine, together with a useful storage cupboard. A window overlooks the rear garden and a door provides direct access outside.

First Floor Landing

With rear window, loft access and doors leading to all first-floor rooms.

Bedroom One

A generous double bedroom positioned to the front of the property, enjoying plenty of natural light through the large, double-glazed window.

Bedroom Two

A well-proportioned second bedroom overlooking the rear garden.

Bedroom Three

A versatile third bedroom with side-aspect window, suitable as a nursery, study or single bedroom.

Bathroom

Fitted with a panel-enclosed bath with shower over and wash hand basin, complemented by partially tiled walls and a useful airing cupboard for additional storage.



Wc

Conveniently located adjacent to the bathroom and fitted with a low-level WC and side-aspect window.

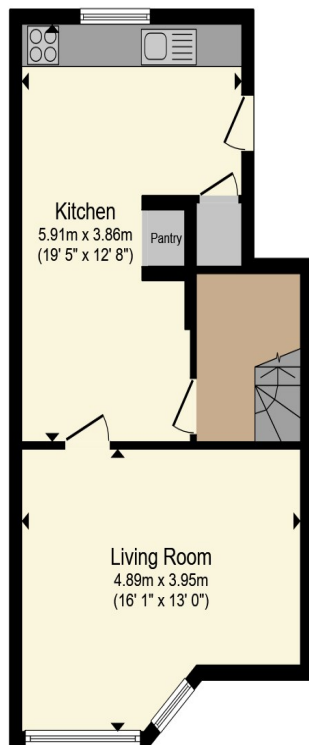
Converted Garage / Guest Suite

A fantastic and highly versatile additional space, created from the former garage. The room has been insulated and upgraded with double-glazed windows, plasterboard walls and electrical power, and is currently utilised as a guest suite/additional bedroom. Equally suited as a home office, gym, hobbies room or playroom, offering flexibility to suit a variety of lifestyles.

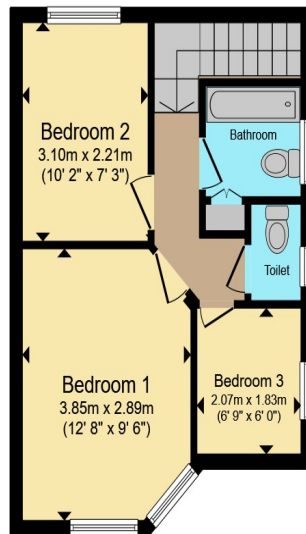
Rear Garden

A very generous enclosed and private garden, mainly laid to lawn, offering a private space ideal for families, entertaining and outdoor enjoyment.

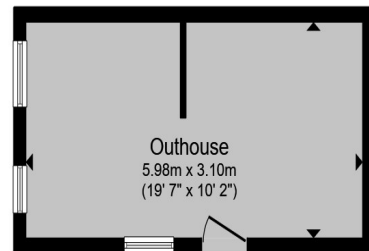




Ground Floor



First Floor



Outbuilding

Total floor area 75.4 m² (812 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315915 - 0001

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online
connells.co.uk/Property/HER315915



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk