

For Sale

£275,000



Garrick Avenue Hereford HR2 7RU

A beautifully modernised and three-bedroom semi-detached home, tucked away in a peaceful cul-de-sac within this popular residential location. Offering spacious living accommodation, a generous rear garden, driveway parking and a versatile, detached garage/workshop.

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Approach

The property is pleasantly positioned within a peaceful cul-de-sac and approached via a generous driveway providing off-road parking for multiple vehicles. The driveway extends along the side of the property, leading to the detached garage/workshop.

Reception Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with stairs rising to the first floor and a useful understairs storage area.

Lounge

A spacious and inviting living room enjoying excellent natural light from a large front-facing window. This comfortable reception space provides the perfect setting for both everyday living and entertaining.

Dining Room

A versatile dining area positioned between the lounge and kitchen, offering ample space for family dining and social gatherings. An ideal extension of the living accommodation and perfectly suited to modern family life.

Kitchen

Fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. The kitchen benefits from an integrated oven, gas hob with extractor hood, space and plumbing for appliances, and a pleasant outlook over the rear garden, with direct access outside.

First Floor Landing

Providing access to all bedrooms, bathroom facilities and loft access.

Bedroom One

A generously sized principal bedroom positioned to the front of the property, offering ample space for freestanding furniture.

Bedroom Two

A well-proportioned double bedroom enjoying views over the rear garden.



Bedroom Three

A versatile third bedroom, ideal as a child's room, nursery, dressing room or home office.

Bathroom

Fitted with a modern suite comprising a shower and wash hand basin, finished in a practical and contemporary style.

Separate Wc

Conveniently positioned adjacent to the bathroom and fitted with a low-level WC.

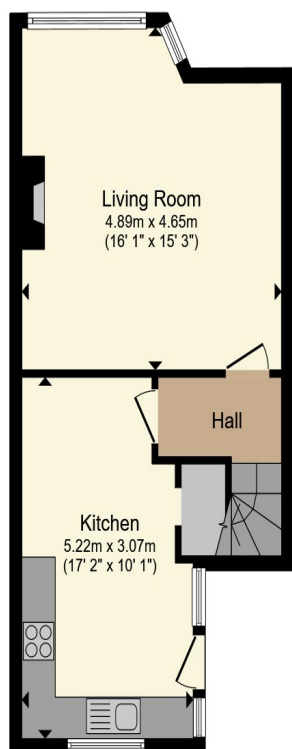
Rear Garden

One of the standout features of the property is the impressive rear garden. Predominantly laid to lawn, the garden offers a wonderful space for families, outdoor entertaining and relaxation. A paved patio provides the perfect spot for al fresco dining, while a covered seating/storage area.

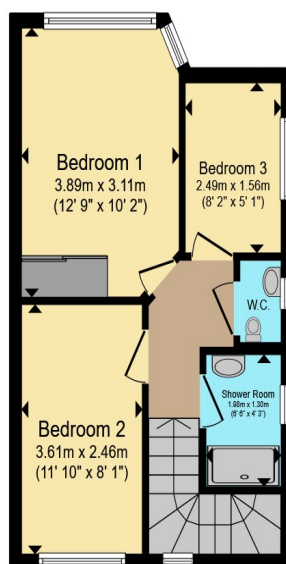
Detached Garage / Workshop

A highly versatile, detached outbuilding currently utilised as a workshop and storage space, featuring double-glazed windows and access from the garden. Offering excellent potential as a home office, gym, studio or hobby room, subject to individual requirements.





Ground Floor



First Floor

Total floor area 75.7 m² (815 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

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Property Ref: HER316730 - 0002

Tenure: Freehold EPC Rating: E

Council Tax Band: C

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