

13 Thirsk Avenue, Hereford, HR4 9UE

Sunderlands
Residential Rural Commercial

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Summary of Features

- End terraced property
- Two bedrooms
- Parking and garden
- Local to amenities and schooling
- Gas heating and double glazing
- No onward chain

Asking Price £175,000

Located on Thirsk Avenue, this two-bedroom end-terraced property enjoys a pleasant position within a quiet cul-de-sac and benefits from off-road parking. Offered for sale with no onward chain, the property would make an ideal first-time purchase or investment opportunity. The accommodation comprises a welcoming living room with stairs rising to the first floor and a door leading through to the kitchen. The kitchen is fitted with a good range of matching wall and base units, with space for appliances and a door providing direct access to the rear garden. To the first floor are two bedrooms, with bedroom one being a comfortable double featuring useful built-in storage together with a further fitted wardrobe. Bedroom two is a single room with access to the loft. Completing the accommodation is the family bathroom, fitted with a three-piece white suite.

Location
Bobblestock is a popular and well-established residential area, situated approximately one and a half miles from Hereford city centre. The area is well served by a range of local amenities, including schools, a supermarket, doctor's surgery and public house, together with regular bus services providing convenient access into the city centre.

Accommodation
The property is entered via the lounge, a welcoming reception room offering ample space for a range of furniture, with stairs rising to the first floor. To the rear is the kitchen, fitted with a range of matching wall and base units, with the sink positioned to overlook the rear garden. There is an integrated oven, space for additional white goods and a wall-mounted boiler. To the first floor are two bedrooms, including a good-sized double bedroom to the front with fitted wardrobes and a single bedroom overlooking the rear. The accommodation is completed by the family bathroom, fitted with a bath with shower over, wash hand basin and WC.

Outside
To the front of the property is a low-maintenance area finished with attractive block paving, which could readily be utilised to provide off-road parking if required. The property also benefits from an allocated parking space within the adjacent car park. A pathway runs alongside the property, with gated access leading through to the enclosed rear garden. The rear garden has been designed with ease of maintenance in mind, comprising a combination of paved patio and gravelled areas, providing plenty of space for outdoor seating and entertaining. The garden is enclosed by timber fencing, with established shrubs and a mature tree adding greenery and a pleasant degree of privacy

Services
Mains gas, electric, water and drainage are connected to the property.

Council tax
Herefordshire Council tax band - B

Tenure
Freehold

Directions
Proceed north out of Hereford along the A49 Holmer Road turning left at the Starting Gate roundabout onto the Roman Road A4103. Continue along this road passing the Hereford Racecourse on the left hand side and take the second left into Kempton Avenue and Thirsk Avenue can be found on the right hand side. The property will be highlighted by the for sale sign.

Anti-money laundering
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.











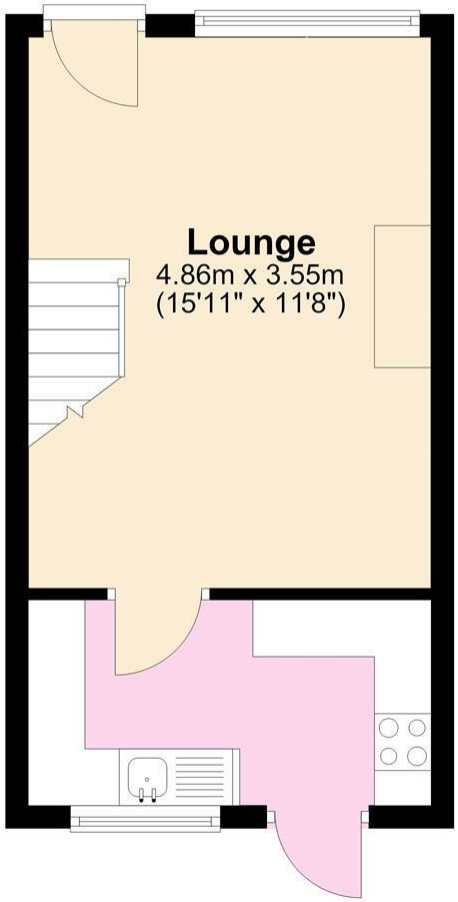






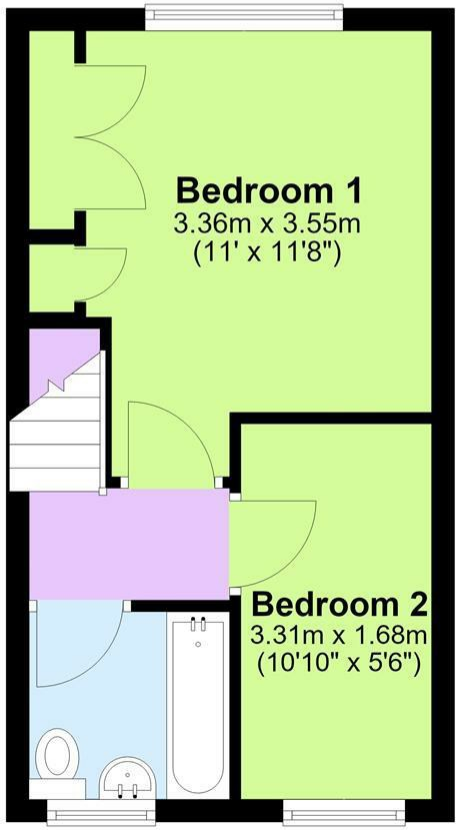
Ground Floor

Approx. 24.0 sq. metres (258.8 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.2 sq. feet)

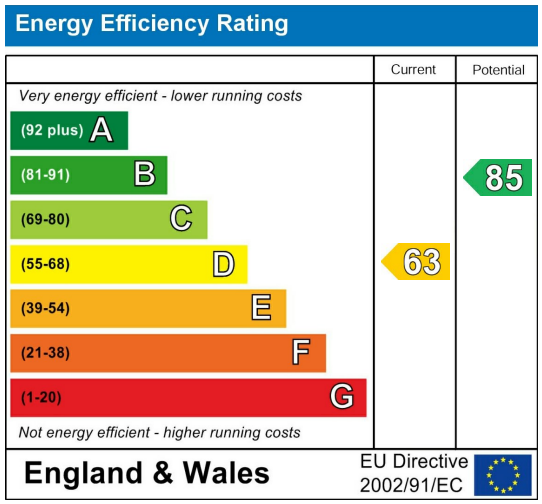


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NAEA



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.