

53 Putson Avenue, Hereford, HR2 6DX

Sunderlands
Residential Rural Commercial

Sunderlands
Residential Rural Commercial

53 Putson Avenue
Hereford
HR2 6DX

Summary of Features

- Detached bungalow
- Three bedrooms
- Requires updating
- Generous plot
- Ample parking and garage
- No onward chain

Price Guide £250,000

A spacious three-bedroom detached bungalow occupying a generous plot within a popular residential area. Whilst in need of modernisation throughout, the property offers excellent potential for prospective purchasers to create a home to their own tastes and requirements. Benefiting from a spacious lounge/dining room, conservatory, generous gardens, ample off-road parking and a detached garage. Offered for sale with no onward chain.

Location
Situated within the popular residential area of Putson, the property enjoys convenient access to a range of local amenities, including shops, schools, a public house and a fish and chip shop. Nearby open green spaces and riverside walks provide opportunities for outdoor recreation, whilst Hereford city centre lies approximately one mile away, offering a comprehensive range of shopping, leisure and dining facilities.

Accommodation
The property offers well-proportioned and versatile single-storey accommodation which, whilst in need of modernisation throughout, provides an excellent opportunity for prospective purchasers to create a home suited to their own tastes and requirements. The spacious lounge/dining room provides ample space for both seating and dining furniture, featuring a gas fireplace and a large window allowing plenty of natural light. Sliding glazed doors lead through to a generous conservatory, providing an additional reception space with pleasant views and direct access to the gardens. The kitchen is fitted with a range of wall and base units with complementary work surfaces, an integrated oven, gas hob and extractor hood, together with space for additional appliances. There are three bedrooms, with bedrooms one and two being well-proportioned double rooms, whilst the third is a single bedroom which could equally serve as a home office or study. The accommodation is completed by a family bathroom comprising a panelled bath, pedestal wash hand basin and WC. Overall, the bungalow offers a practical and spacious layout with considerable potential for modernisation and improvement, complemented by its generous plot and popular residential setting.

Outside
The property occupies a generous corner plot, approached via a substantial tarmacadam driveway providing ample off-road parking for several vehicles and leading to a detached garage. The gardens extend around the property and are predominantly laid to lawn, interspersed with established shrubs, ornamental grasses and mature planting. To the rear is a further garden area incorporating paved pathways, established borders and a greenhouse, enclosed by a combination of fencing and decorative block walling. Whilst the gardens would benefit from some attention, they offer considerable scope for landscaping and provide an attractive amount of outside space to complement the accommodation.

Services
We understand all mains services are connected to the property.

Tenure
Freehold

Council tax band
Herefordshire council tax band - C

Declaration of interest
We are obliged to inform all prospective buyers that the vendor of this property is an associate of an employee of Sunderlands.

Directions
From Hereford city centre, proceed south over Greyfriars Bridge and at the roundabout take the first exit onto the A49 Ross Road. At the Broadleys traffic lights, turn left onto Holme Lacy Road and continue straight over the mini roundabout. Proceed along Holme Lacy Road before turning left into Putson Avenue. The property can be found immediately on your right hand side.

Anti money laundering
The purchaser will be required to provide sufficient identification to verify their identity in compliance 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.











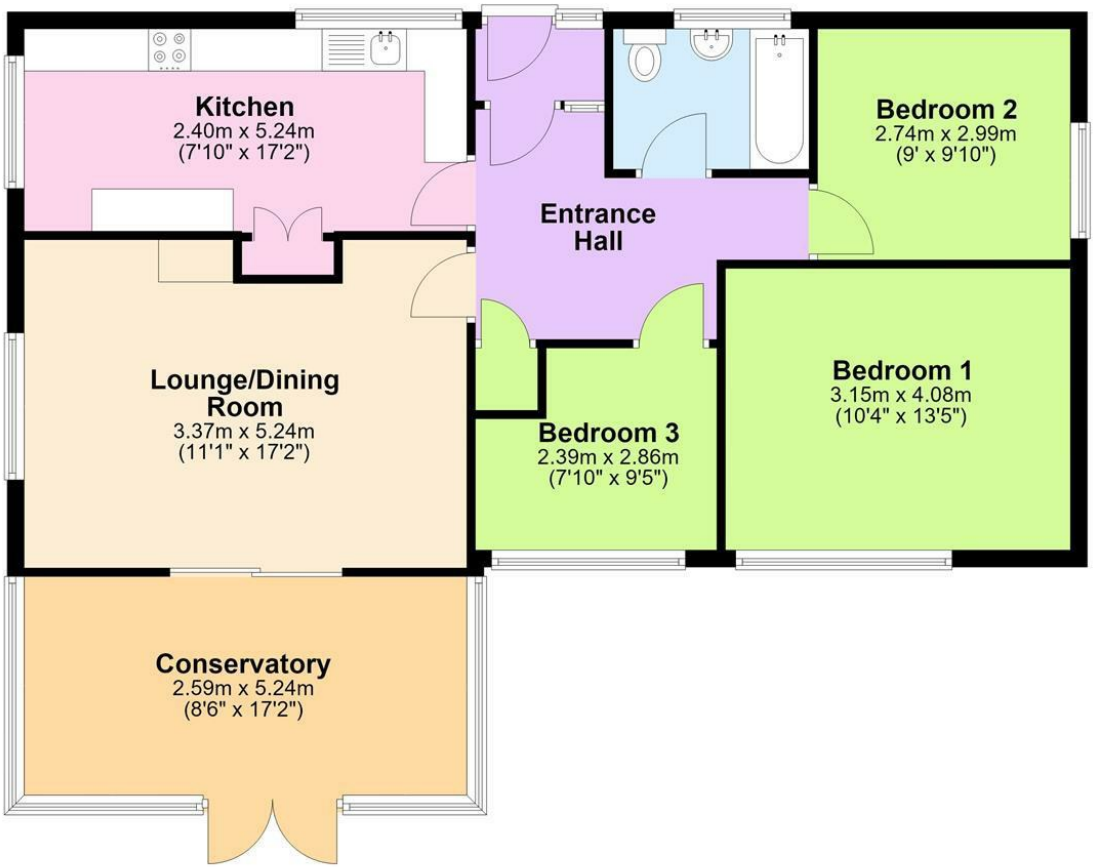

Toilet Rules







Ground Floor



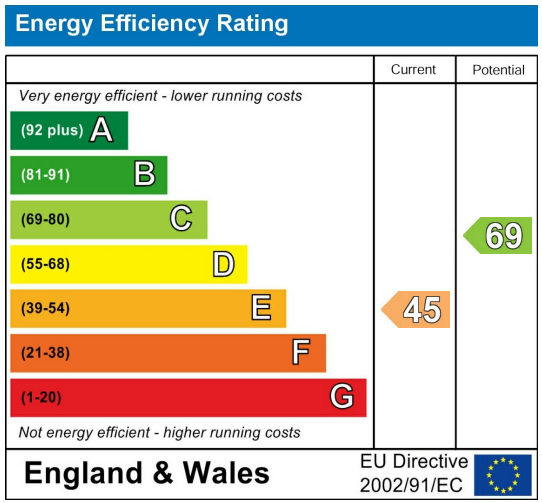
Total area: approx. 91.6 sq. metres (986.0 sq. feet)

Sunderlands

Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email:
hereford@sunderlands.co.uk

Hay-on-Wye Branch
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

rightmove find your happy
Zoopla.co.uk Smarter property search
RICS
The Property Ombudsman
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.