

21 WOODWARD AVENUE

£220,000



“A great starter home or investment property”

Hereford City, Herefordshire

Coming to the open market for the first time since new, this pretty, spacious, 3-bedroom, semi-detached property on the edge of Hereford City would make an excellent starter home or investment, and benefits from off-road parking and a rear garden. Sold with no onward chain and ready to move in immediately.

- No chain
- Superb Investment Property
- Off road parking
- Still under builder's warranty
- Great for a First Time Buyer
- Spacious
- Rear garden with storage shed
- Walking distance to Hereford City



21 Woodward Avenue occupies a prime location, in terms of convenience: being walking distance to Hereford City and a stone's throw from local shops, food outlets and a regular bus route into town.

The property is approached by the front garden, which is mainly laid to lawn and has shrubs and hedging to provide privacy; usefully there is also off-road parking to accommodate two vehicles.

Inside, the entrance hallway has room for shoes and coats and stairs lead up to the first floor before you. From here, enter the large kitchen/ breakfast room: a great, light space with a large window overlooking the front garden. There is an array of modern kitchen units which provide ample storage space and counter top surface for food preparation. There are fitted appliances such as fridge freezer, dishwasher and fitted oven with counter-top gas hob. The space is completed with a breakfast bar for mealtimes.

Next to the kitchen there is a connecting space with a downstairs WC to one side and a useful understairs storage cupboard to the other. The sitting room is situated to the rear and is a good size, stretching the full width of the property. This room is also well-lit via a large pair of floor-to-ceiling doors which open out to the rear garden patio; great for easy access in the summer months.

On the first floor the landing connects all the upstairs accommodation. The master bedroom is large and sits to the front of the property and is connected to an en suite shower room, with stylish dark tiling. A further two bedrooms sit to the rear of the property and are served by the family bathroom, which has an over-bath shower.

Outside: As well as the garden and parking to the front, a side path gives access to the rear garden. The garden is mainly laid to lawn - a perfect blank canvass for those with green fingers - and has a patio area: great for summer barbecues or enjoying an evening drink. There is also a useful garden shed for storage.

Note: The property has only been occupied for a few years from new by the current owners and is still under the building warranty.





Area: Belmont, just south of Hereford City, has undergone much redevelopment over the last few years and now has food outlets, a convenience store, post office, pharmacy, service station and supermarket with café all just a few minutes' walk away. Hereford City, too, is within walking distance, although there is also a convenient bus route into town.

Directions: Journey south out of Hereford on the A465 (Belmont Road), pass under a bridge and take the next left hand turn. Follow the road to the right and then take the first left. Take the third turning on your left on to Woodward Avenue. Number 21 will be found a short distance on your left hand side.

At a glance:

Bedrooms: 3
 Tenure: Freehold
 Council Tax Band*: B (Herefordshire Council)
 Heating: Radiators; gas
 Services: Mains gas, electricity, water & drainage
 Service charges: Nil
 Covenants: None known
 Broadband: Yes**; (Fibre up to 73Mbps)

* correct as of instruction date

** Source: BT



EPC and floor plan available on the website.

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