



**Arkwright
Owens**

herefordshireproperty.com

7 Greyfriars Avenue
Hereford HR4 OBE
Guide Price: £275,000

DESCRIPTION

A double fronted 1930's detached house with a generous frontage to Greyfriars Avenue, with off-street car-parking for 2/3 cars and a low maintenance front and rear gardens. There are two halls, utility room, kitchen with a pantry, sun room and originally two reception rooms, now an open plan large reception room. At first floor are two double bedrooms and a single bedroom and bathroom.

GROUND FLOOR

EXTERNAL PORCH

8'8" x 9'5" (2.7m x 2.9m)

UPVC front door with side light and ceiling mounted down-lighters and cobbled recess.

HALL

6'2" x 8'8" (1.9m x 2.7m)

Close carpeted, with close boarded ceiling, radiator with cover and down lighters in ceiling.

HALL CUPBOARD

2'2" x 2'2" (0.7m x 0.7m)

With hanging rails.

CLOAKROOM

2'2" x 8'8" (0.7m x 2.7m)

Wall tiling, low level WC, wash hand basin and pendant light. Skylight in ceiling.

UTILITY ROOM

8'8" x 4'2" (2.7m x 1.3m)

Laminate flooring, timber casement window facing east over-looking rear yard and timber back door with fan light. Side leaded window. Built in base unit with stainless steel single draining board and sink with a cold tap. Light fitting and RCD at high level.

INNER HALL

11'4" x 5'5" (3.5m x 1.7m)

UPVC glazed door and timber close boarded flooring. Single radiator. Newel post to staircase to first floor, power sockets and pendant light.



KITCHEN

9'1" x 11'4" (2.8m x 3.5m)

With linoleum flooring, shaker style fitted base units under marble effect work surfacing, and wall cupboards. Gas hob and oven. Stainless steel sink and draining board. UPVC window over-looking rear garden. Flush ceiling light and spot light over sink area.

PANTRY

2'6" x 3'7" (0.8m x 1.15m)

With timber casement window, pendant light.

CONSERVATORY

13'7" x 8'2" (4.2m x 2.5m)

Linoleum flooring, radiator and patio sliding door to garden. UPVC side window and inner timber casement window. Under-stairs open storage areas.

SITTING ROOM/DINING ROOM

12'7" x 15' + 11'4" x 11'4" (3.9m x 4.6m + 3.5m x 3.5m)

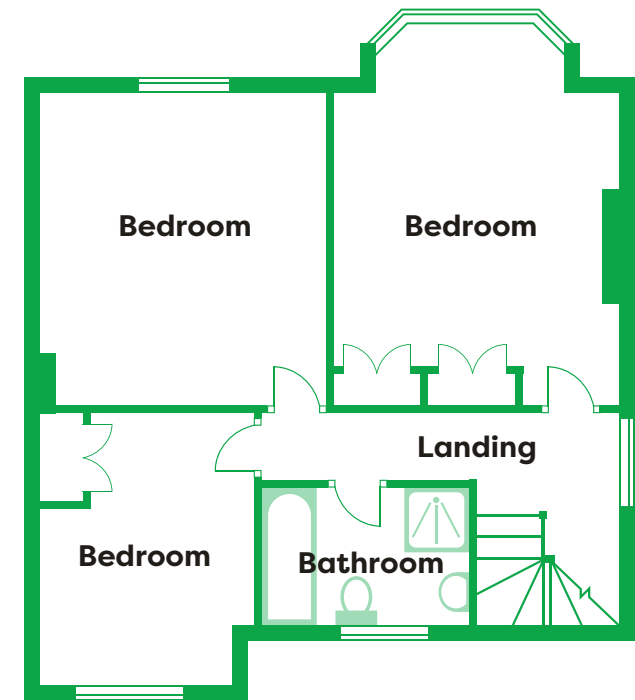
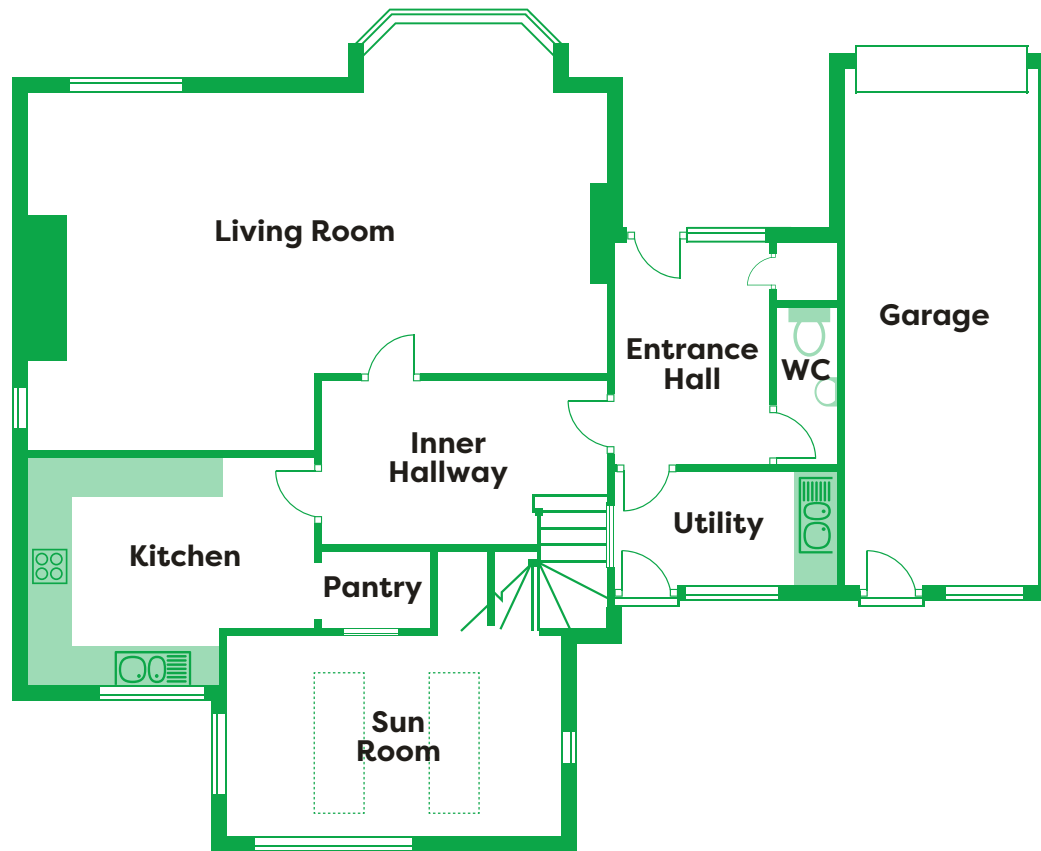
Originally two rooms now an open plan layout with open fire place and alcoves. Close carpeted, plaster cornice. Four pendant lights. UPVC windows including a bay window 7'5" x 9'9" (2.3m x 0.6m). Two double radiators with control valves, a wall light and four double sockets. View to front garden.

FIRST FLOOR

LANDING

14'4" x 2'9" (4.4m x 0.9m)

Close carpeted with leaded window with secondary glazing. Pendant light over stairs with hard wood hand rails. Access hatch to loft.



BEDROOM 1

12'4" x 11'4" + 7'5" x 2'2"

(3.8m x 3.5m plus Bay 2.3m x 0.7)

Close carpeted room, panelled door with fully fitted bedroom furniture including bed side tables, wardrobe and built in drawers and storage cupboards. Wall lights and pendant light. Two double power points, two radiators with control valves.

BEDROOM 2

12'4" x 11'4" (3.8m x 3.5m)

Close carpeted with double panelled radiator with control valve, pendant light and UPVC window. Two single power sockets and panelled door.

BATHROOM

8'2" x 5'2" (2.5m x 1.6m)

With Olive coloured suite including panelled bath with tiled surround, tiled shower cubicle and low level WC. Pendant light and window.

BEDROOM 3

10'8" x 8'5" (3.3m x 2.6m)

Close carpeted room with UPVC window over-looking rear garden. Pendant light, built in wardrobe. Single panelled radiator with control valve.

GARAGE

7'7" x 20'1" (2.35m x 6.15m)

Smooth concrete floor, up-and-over garage door with remote opening, fluorescent strip light, brick walls, and a flat roof. Metal farmed window.

GARDEN & GROUNDS

A manageable front and rear garden with low wall with galvanised iron decoration to front garden and a paved off-street car parking area for 2/3 cars in front of the single garage. The rear garden and rear yard behind the garage is hard landscaped with herbaceous borders. There is further scope for more parking behind the front wall.

EXTANT PLANNING PERMISSION GRANTED

The property received Planning Permission in 2019 to be converted into two 2 bedroomed apartment. The owner has made a material start, thus perpetuating the planning permission. Planning reference: 191003. There may be further scope to change the permission to include the single storey garage.



Services

Mains water and drainage, mains electricity, gas central heating.



Council Tax

Band D. All enquiries 01432 260000.



Guide Price

Offers invited over £275,000



EPC

BAND: D Certificate: 0390-2554-3220-2097-8461



Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

**Telephone 01432 267213 or
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