

A two-story brick house with a dark tiled roof and a brick chimney. The house features a large bay window on the ground floor with a white decorative band above it, and another bay window on the upper floor. A white front porch with glass doors is visible. To the right, there is a wooden garage door and a green trash bin. The house is surrounded by greenery, including a large bush on the left and a tall hedge on the right.

**Arkwright  
Owens**

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**21 Audley Crescent  
Hereford HR1 1BW  
Guide Price £285,000**



## LOCATION

21 Audley Crescent is situated off Aylestone Hill (A4103) on the north side of the Hereford within a popular residential area, close to Churchill Gardens, with access to footpaths leading to Aylestone Park, an area of open space fronting the former Hereford Canal basin. There are many local services including schools and colleges, hospitals, public transport, supermarkets, and restaurants.

## DIRECTIONS

From Hereford City centre proceed towards Worcester on the A4103 (Aylestone Hill), turn left into Moreland Avenue, then take the first right hand turning into Audley Crescent. No.21 is marked with a For Sale sign.

## DESCRIPTION

A 1950's to 1960's brick built, 3 bedroomed semi-detached house with a front and rear gardens and off street car-parking and a garage.

The original house was extended forming a larger dining room which is 18' long and larger kitchen with breakfasting area, as well as a sitting room.

At first floor there are 3 bedrooms with potential for a fourth bedroom /study in the loft which has been used as a guest room in the past, as it benefits from a velux skylight window. Many of the UPVC windows open in two directions. There is a gas fired combination boiler and a large family bathroom at first floor. The west facing house has far reaching views across Hereford City towards the hills and the rear garden benefits from south facing sunshine.

## ACCOMMODATION

### PORCH

**3'6" x 7'5" (1.1m x 2.3m)**

UPVC porch with polycarbonate roof, tiled flooring and door into:



### HALL

**5'9" x 14'4" (1.8m x 4.4m)**

UPVC front door with side panel, inner doors with pine architraves and matching pine staircase with under-stairs cupboard 2'6" x 2'6" (0.8m x 0.8m). Spot lighting, door into sitting room and kitchen, wall mounted radiator with control valve.

### SITTING ROOM

**11'1" x 11'1" (3.4m x 3.4m)**

Engineered oak floor boards, fire place with marble hearth and recessed alcove. Bay window 2.2m wide by 0.6m deep. Central spot lights and skirting level power points.



### DINING ROOM

**18' x 11'1" (5.5m x 3.1m)**

Archway from the sitting room into the dining room, with a fixed leaded window into the hall (former door opening), with continuation of the oak flooring, plaster cornice, dado-rail, spot lighting, central chimney breast with timber surround and mantle shelf. Large UPVC framed window over-looking the rear terrace and garden with a pedestrian door. Two radiator with control valves, two wall lights and central spot light and power sockets.

### KITCHEN/BREAKFAST ROOM

**15' x 6'8" (4.6m x 2.1m)**

Part glazed pine door into kitchen, with timber casement window close to stainless steel sink & draining board with base cupboards and wall-tiling on both sides of the room, with work-surfacing, plumbing for a dishwasher, cooker point and free-standing gas hob cooker with double electric ovens and extractor fan with spot light. Linoleum flooring, wall cupboards and base units, spot lights and breakfasting area with UPVC window over-looking the garden and door into garage with access to garden.

### SIDE STORE ROOM

**7'5" x 13'7" (2.3m x 4.2m)**

Situated behind the garage, an enclosed storage area which could be improved subject to planning to create a new longer garage & utility room. With UPVC side and rear window and door onto rear garden with a light weight polycarbonate roof, and linoleum flooring.

### SINGLE GARAGE

**15' x 6'5" (4.6m x 2m)**

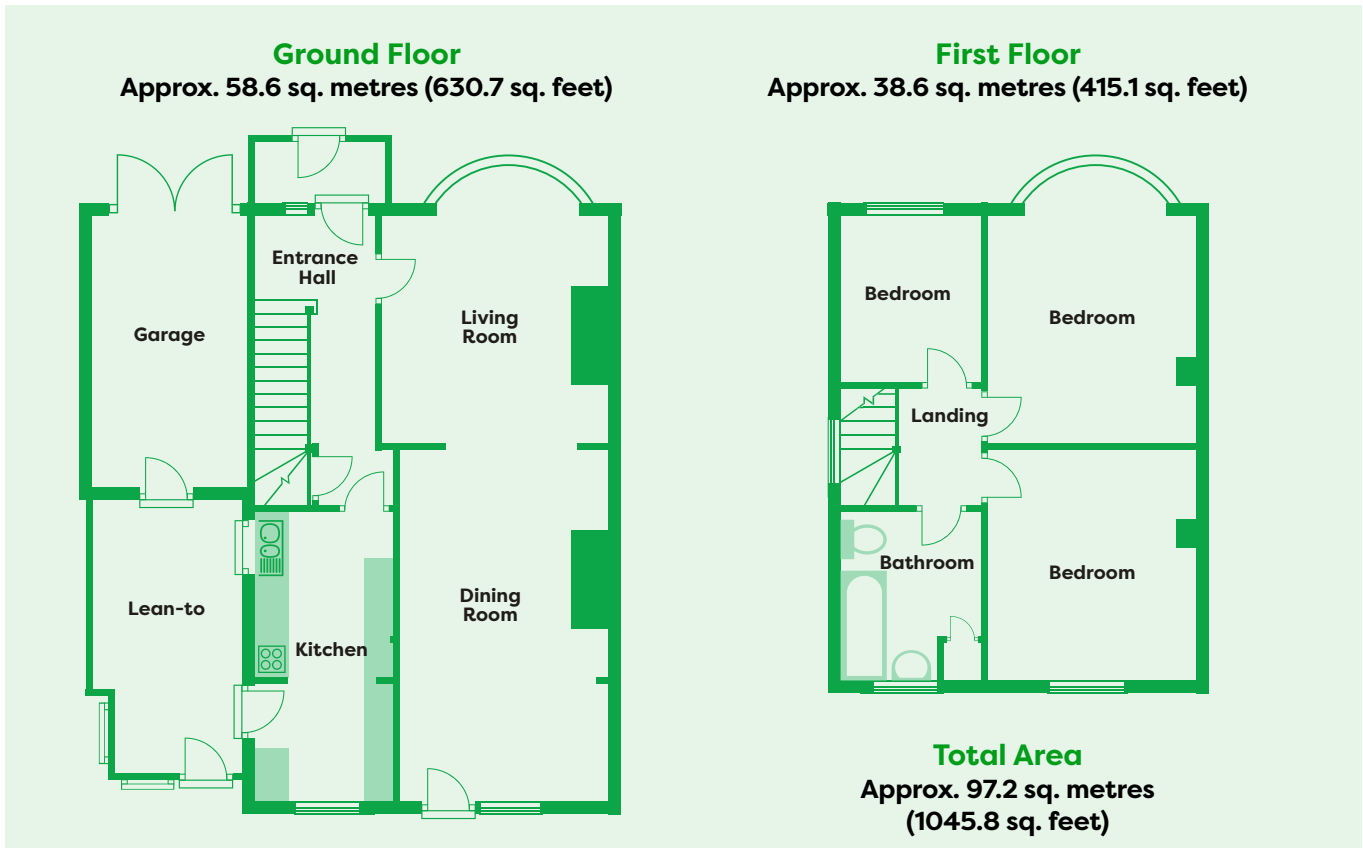
With a concrete floor, timber garage doors and cement sheeted roof.

## FIRST FLOOR

### LANDING

**3'6" x 5'9" (1.12m x 1.8m)**

With UPVC obscure window and pine window board & shelf.



**BEDROOM 1**

**10'1" x 11'1" + 7'2" x 3'3" (3.1m x 3.4m) + (2.2m x 1m)**  
UPVC window facing the street with bay window, pendant light, power sockets and two radiators within the bay.

**BEDROOM 2**

**11'4" x 10'1" (3.5m x 3.1m)**  
UPVC window, pendant light, power sockets, far reaching west facing views across Hereford towards the hills.

**BEDROOM 3**

**7'2" x 8'2" (2.2m x 2.5m)**  
At the front of the house overlooking the front garden. A single bedroom with tilt & slide UPVC window, pendant light, coving and power sockets.

**BATHROOM**

**7'2" x 8'2" (2.2m x 2.5m)**  
Obscure tilt & slide double glazed window, pull light switch, extractor fan, and Low level WC, large bath, with hydrostatic mixer off combination boiler, part tiled, heated towel rail and louvre cupboard with wall mounted gas fire Bosch 28 cdi boiler.

**ATTIC ROOM**

**9'8" x 11'1" (3m x 3.4m)**  
Loft Ladder into close boarded attic room used as a study/overspill bedroom with skylight tilting window, exposed brick walls, telephone socket and power point and two pendant lights. Additional dry storage within the eaves and a ceiling height of 6'5" (2m). The loft could be improved with suitable access subject to Building Regulations Approval.

**REDEVELOPMENT POTENTIAL**

The property could be further improved & remodelled by re-building the garage & rear store subject to planning & building regulations.

**What3words**

///fresh.plug.snack







### Services

The property benefits from mains water and drainage, mains electricity and mains gas. There is a telephone line. Note: The two fireplaces do not have working fires. The owner will be leaving the TV in the sitting room and other appliances are potentially available to be included within the sale by negotiation.



### Council Tax

Council Tax Band C - £2050.97 for 2024/25 purchasers are encouraged to make their own enquiries via Herefordshire Council 01432 260000.



### Guide Price

Offers invited over £285,000



### EPC

Band D. <https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2907-6390-2124-4435>



### Viewing

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

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