



43 MORELAND AVENUE

Hereford HR1 1BN



In a well-established location and within walking distance of the university, colleges and the city, a traditional semi-detached house, offering comfortable living space and good-sized south-west facing gardens at the rear.

Guide Price £299,500



Situation and Description

Moreland Avenue is a part of a very well-established and sought after residential area which lies within 1 mile of the city centre. Ideally positioned for a host of services and facilities, the house is within walking distance of the train station, schools and colleges, the city hospital and much more. At the rear, the property enjoys elevated views over the city to the south and west.

The accommodation is laid out over two floors and includes all fitted carpets, double glazing and gas fired heating. The house has also been extended at the rear and offers two good reception rooms and three comfortable bedrooms.

On arrival, an enclosed porch leads into a reception hall with fitted double cupboards, understairs storage space and a door through to the sitting room, which has a bay window to the front a fitted carpet and a fireplace. The living dining room is a really good space and overlooks the rear gardens and sun terrace. There is then a galley style kitchen with fitted cupboards and drawers, a utility space and access to the side of the property.

On the first floor there are three bedrooms including two comfortable doubles, with two having fitted wardrobes and one have far reaching views over the rear gardens and the city. The bedrooms are then supported by a family bathroom.

Outside the property is approached by a shared driveway which leads to a garage (15'5 x 8') with up and over door. The main gardens lie to the rear and are well enclosed by

wooden fencing and mature hedging. A sun terrace leads from the house to a good-sized lawn with floral borders to one side and a useful garden shed.

Services and considerations

Mains water, gas, electric and drainage are all connected.

Tenure Freehold

Council Tax band C

EPC Rating D 62/78

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.





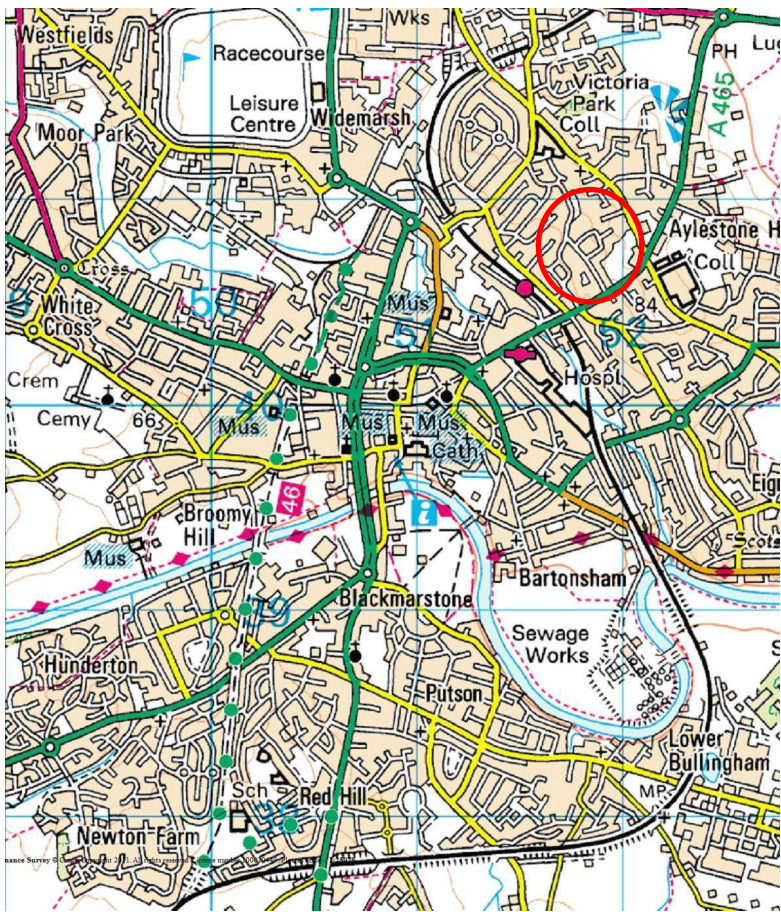
Hallway leading through to lounge / living room/family room and kitchen





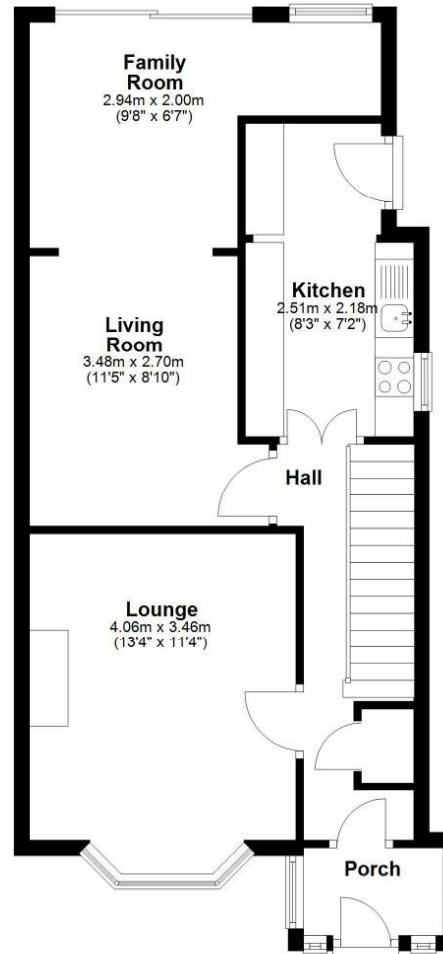
Three bedrooms with supporting bathroom



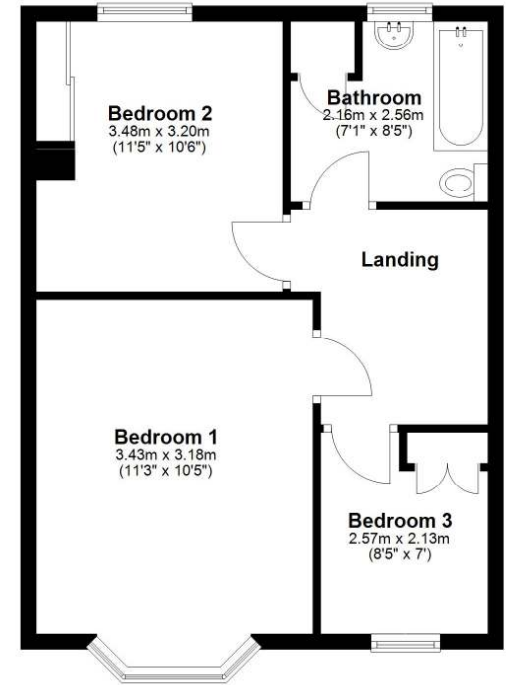


Directions
 What3Words///raves.guides.caring
 From the city centre take the A465 towards Worcester and proceed past the entrance to the hospital and the train station. Continue up Aylestone Hill and take the second left hand turning into Moreland Avenue. No. 43 will then be found on the left-hand side.

Ground Floor



First Floor



Total area: approx. 95.8 sq. metres (1031.4 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
 Plan produced using PlanUp.

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