

## 11 Adrian Close Hereford HR2 7QB

£144,950

- Spacious terraced house
- Cul-de-sac location
- 3 bedrooms, extended ground floor
- Gas central heating, double-glazing
- Gardens
- Ideal for young family – NO CHAIN

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4 King Street  
 Hereford HR4 9BW

Tel: 01432 355455  
 Fax: 01432 266660

hereford@flintandcook.co.uk

37 High Street  
 Bromyard HR7 4AE

Tel: 01885 488166  
 Fax: 01885 488266

bromyard@flintandcook.co.uk

51 Broad Street  
 Ross-on-Wye HR9 7DY

Tel: 01989 562009  
 Fax: 01989 562446

rossonwye@flintandcook.co.uk

40 St James's Place  
 London SW1A 1NS

Tel: 020 7839 0888  
 Fax: 020 7839 0444

enquiries@thelondonoffice.co.uk

## 11 Adrian Close Hereford HR2 7QB

This spacious terraced house is quietly located in a cul-de-sac position on a popular development about a mile and a half south of the Cathedral City of Hereford.

Local amenities include various shops, a public house, bus service and primary and secondary schools.

The property has been extended at ground floor level and has gas central heating and double-glazing, and briefly comprises: **entrance hall, inner hall, lounge, dining room, kitchen, 3 bedrooms, bathroom and garden.**

The whole is more particularly described as follows: -

### Ground floor

#### Entrance hall

Approached through uPVC door, store cupboard with shelving, double doors to

#### Inner hall

Tiled floor, radiator, central heating programmer, cloaks cupboard.

#### Lounge

16' 4" (17' 10" (4.97) max) x 11' 5" (4.97m x 3.48m)

Coal-effect gas fire, radiator, wide archway to

#### Dining area

10' 8" x 7' 5" (3.25m x 2.26m)

Radiator, large double-glazed window to rear, door to

#### Rear entrance lobby

Part-double-glazed door to rear garden.

#### Kitchen

14' 0" x 8' 0" (4.26m x 2.44m)

Tiled floor, base and wall units, worksurfaces, sink unit, gas cooker point, plumbing for washing machine, radiator, double-glazed window to front.

Staircase leads from the entrance hall to the

### First Floor

#### Landing

Hatch to roof space, storage cupboard, airing cupboard housing gas-fired central heating boiler.

#### Bedroom 1

11' 7" x 9' 7" (3.53m x 2.92m)

Built-in wardrobe, radiator, double-glazed window

to rear.

#### Bedroom 2

9' 6" x 10' 5" (2.89m x 3.17m)

Laminate flooring, built-in wardrobes, radiator, double-glazed window to front.

#### Bedroom 3

8' 5" x 8' 0" (2.56m x 2.44m)

Laminate flooring, radiator, built-in store cupboard, double-glazed window to rear.

#### Bathroom

Tiled walls, white suite comprising bath with mains shower, screen, wash hand basin, WC, radiator, double-glazed window.

#### Outside

There is a small open-plan lawned front garden. The rear garden is enclosed and has a patio area.

### General information

#### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

#### Outgoings

Council tax band B - payable 2015/16 £1232.63

Water and drainage rates are payable.

### Tenure & possession



### Directions

From Hereford proceed initially south towards Ross-on-Wye on the A49 and continue past the Broadleys public house then turn right into Mayberry Avenue, then almost immediately left into Marlbrook Road (as if heading to the Hereford Academy school). Follow the road into Beaufort Avenue, turn left into Bardolph Close and then right into Adrian Close and the property is located on the left-hand side, as indicated by the Agent's FOR SALE board.

### Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

### Money laundering regulations

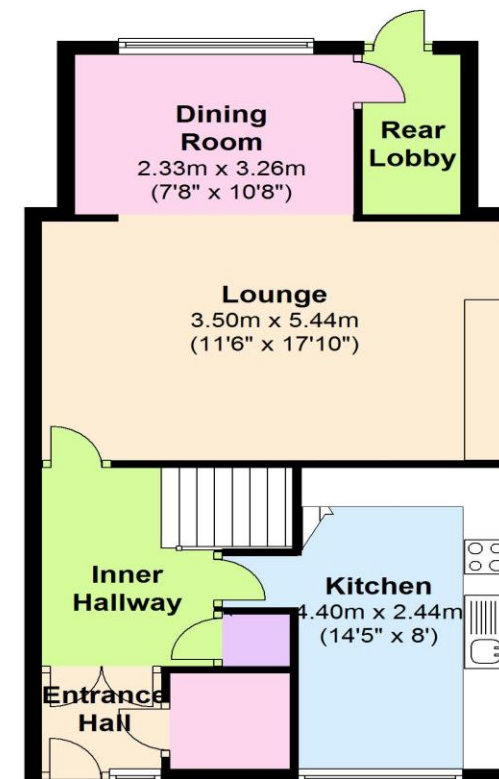
To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

### Opening hours

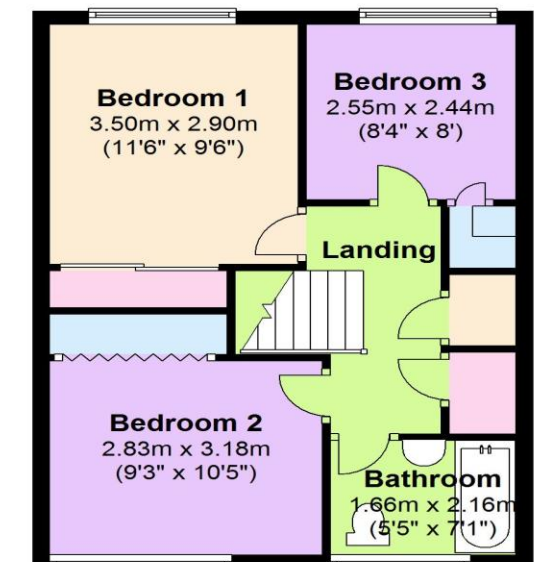
Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm

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### Ground Floor



### First Floor



These plans are for Identification and Reference only. All sizes are approximate and should not be taken as being accurate.

Plan produced using The Mobile Agent.