

36 OULTON AVENUE

£295,000



“A perfect home for modern living.”

Belmont, Herefordshire

This much-loved family home has only been for sale once since it was built. A lot of love and consideration has been invested in this property to ensure it works for today's modern style of living

- Exceptional presentation throughout
- Larger garage than average
- Stylish modern kitchen/ utility
- Conservatory
- Only two owners from new
- Convenient location for town



36 Oulton Avenue is at the top of its game for the style of property in the area with many additions and upgrades such as large bespoke outdoor decking area and a new central heating boiler.

On entering the property, the main hallway presents stairs, a downstairs cloakroom, access to the large garage and a doorway through to an attractive living room with a feature fireplace.

An open-plan dining arrangement leads into a beautiful kitchen that, in turn, flows through to a large and stylish utility area, housing all the built-in white goods. A conservatory has been added to the rear of the property, which overlooks the landscaped decking area. On the first floor you will find three bedrooms, one being the master bedroom with a stylish ensuite and a contemporary family bathroom.

Outside: The lovely gardens of this property once won a prize for their appearance under the current owner - and it is evident that the outdoor space of this property has received much love and attention. Pretty borders and a well-maintained lawn can be found at the front of the property, as can a large driveway and access to the garage and two access passages to the rear of the property. The rear garden boasts a large, impressive decking area with plenty of room for garden furniture and a further lawn with shed and two further garden structures.

Area: This popular area of Hereford is well served with all the local amenities you would expect including shops, a supermarket and frequent bus routes giving easy access into the town centre.

Directions: Travelling out of Hereford, take the third exit off the Belmont Tesco roundabout and then the first left on to Stanbrook Road. Take the second left on to Oulton Avenue and follow this around a right hand bend. The property can be found on the right hand side.

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

