

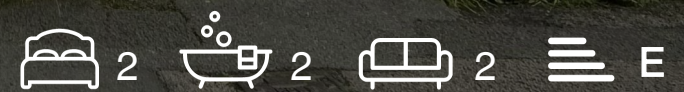


Trivett Hicks



45 Mill Street, Hereford, HR1 2NX

Asking Price £230,000



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Trivett Hicks is pleased to offer this two double bedroom Victorian style terraced house. Situated in the popular area of St. James, this being near to the Castle Green, walking distance to the city centre, riverside walks and Hereford Cathedral. The locality also offers primary school, local shop, church and public houses. Hereford is within walking distance offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

The property having period features throughout, offers centrally heated and spacious accommodation comprises; entrance lobby, living room, dining room, fitted kitchen all to the ground floor. Below the living room there is a partly converted cellar, to the first floor two bedrooms both being double. Bedroom two has an en-suite bathroom, spacious in size being a four piece to include separate walk-in double shower enclosure and roll top style bath. In addition to the aforementioned a separate shower room accessed from the landing. Outside the property is approached by shared pathway that leads to the front door. To the rear a pathway leads to outside store housing the Worcester boiler, the pathway then continues for a short distance taking you to a pedestrian gate. This gives access to an enclosed rear garden which has a feeling of privacy, being enclosed by mature hedgerow and wooden panelled fencing.

Agents note. To the front on street parking which is permit based for local residents.

FULL DETAILS

ENTRANCE LOBBY 5'1" x 5'11" (1.56m x 1.81m)

Power points, door that gives access to the stairs and cellar, opening to:

LIVING ROOM 12'0" x 9'3" (3.65m x 2.81m)

Two sash windows to the front aspect, radiator, laminate flooring, power points, wood burner situated on tiled hearth with brick chimney breast over

FROM LOBBY AREA DOOR AND STAIRS LEAD DOWN TO

CELLAR 14'5" x 8'10" (4.40m x 2.68m)

Attractive brick archway, skylight, power points and ceiling spotlights.

DINING ROOM 10'4" x 7'8" (3.16m x 2.34m)

Double glazed window to the rear aspect, power points, built in cupboard, opening to.

FITTED KITCHEN 10'2" x 6'10" (3.10m x 2.08m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, fitted electric fan assisted oven, four ring gas hob over, double glazed window to the side aspect, ceramic terracotta style tiled flooring, power points, door to rear pathway.

LANDING

Door to:





SHOWER ROOM 6'10" x 2'4" (2.09m x 0.72m)
Fitted with three piece suite comprising shower cubical with fitted power shower and folding glass screen, wash hand basin, low-level WC, extractor fan, tiled splashbacks, vinyl flooring and ceiling spotlights.

BEDROOM ONE 12'2" x 11'7" (3.71m x 3.54m)
Sash window to the front aspect, radiator and power points.

BEDROOM TWO 10'8" x 10'4" (3.24m x 3.15m)
Sash window to the rear aspect, radiator, power points, fitted wardrobe with double doors.

EN-SUITE BATHROOM
Fitted with four piece suite with comprising panelled bath with hand shower attachment over, wash hand basin in vanity unit with cupboard under, tiled splashback, shaver point and light, double style walk-in glazed shower cubical with fitted power shower, low-level WC, chrome heated towel rail, ceramic tiled flooring which is fitted with under floor heating and obscure double glazed window to the rear aspect.



DIRECTIONS
Leave the city centre from Union Street at the traffic lights bear right, this takes you into Mill Street. The property will be seen a short distance along on the left hand side.

COUNCIL TAX
Band B £1988.342026/2027 (A reduction may be applicable for single occupancy).

TO VIEW
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.



N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

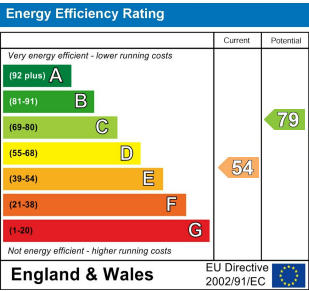
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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