



15 Flaxley Drive, Hereford, HR2 7XQ

Asking Price £160,000



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#### NEW PRICE

Trivett Hicks is pleased to offer this two bedroom house which is situated to the south of the city in the popular residential area of Belmont. Belmont hosts a variety of local amenities to include supermarket, pharmacy, police station, petrol station with a regular bus service to the city centre of Hereford, whilst still offering country walks, including Belmont Country Park and the Belmont Pool nearby.

The property is within a cul-de-sac location and offers the following accommodation living room, fitted kitchen/breakfast room all to the ground floor, whilst to the first floor two bedrooms and a wet room with shower.

The property benefits from double glazing, off road parking to the front and an enclosed rear garden.

#### FULL DETAILS

##### LIVING ROOM 15'10" x 11'10" (4.82m x 3.61m)

Double glazed entrance door leads to living room, double glazed window to the front aspect, electric storage heater, power points, textured ceiling, door to

##### KITCHEN/BREAKFAST ROOM 8'11" x 11'10" (2.71m x 3.61m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and cooker, double glazed window to the rear aspect, vinyl flooring, power points, textured ceiling, door to rear garden.

##### LANDING

From living room stairs lead to the first floor landing, power point, textured ceiling, access to the roof space, door to:

##### BEDROOM ONE 8'11" x 11'10" (2.71m x 3.61m)

Double glazed window to the rear aspect, fitted wardrobe with full-length sliding mirrored doors, power points, textured ceiling, door to:

##### BEDROOM TWO 9'0" x 11'10" (2.74m x 3.61m)

Double glazed window to the front aspect, power points and textured ceiling, door.

##### WET ROOM

Fitted with three piece suite comprising fitted electric shower, wash hand basin in vanity unit with cupboards under, tiled walls, low-level WC, extractor fan and fitted airing cupboard over the stairs.



#### COUCIL TAX

Band B £1965.262026/2027 (A reduction may be applicable for single occupancy).

#### TENURE

Freehold

#### DIRECTIONS

Heading out of Hereford City from the Asda roundabout, proceed along the Belmont Road A465 towards Belmont. Continue on this road until you reach the next roundabout by Tesco's Belmont. Take the fourth exit into Abbotsmead Road and go straight over the mini roundabout. Then take the first right-hand turn into Whitefriars Road and proceed along this road until the third right-hand turning into Flaxley Drive. Proceed into Flaxley Drive then bear right and the property will be found on the left hand side.

#### LOCAL AUTHORITY

Herefordshire Council Tel no: 01432 260000

#### TO VIEW

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

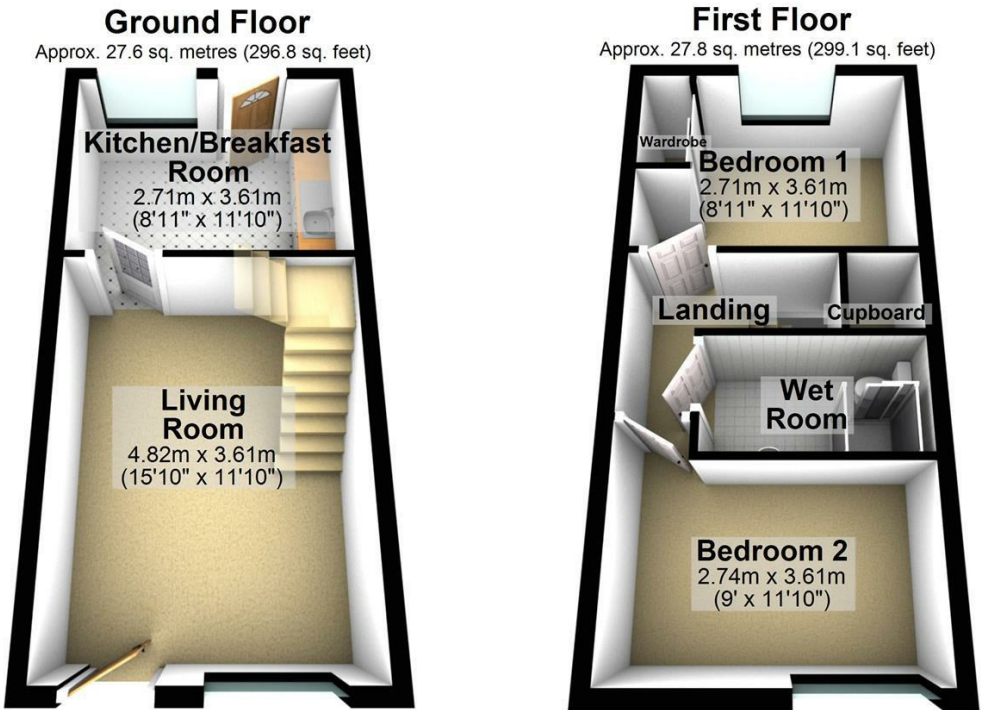
#### MONEY LAUNDERING REGULATIONS

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.

#### 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

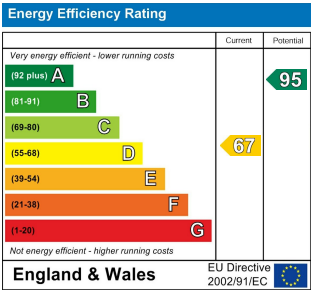


Total area: approx. 55.4 sq. metres (595.9 sq. feet)

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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