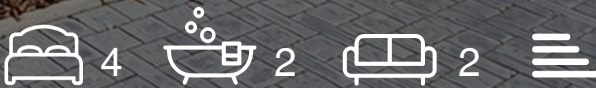




Plot 27, Elgar Place Off Canon Pyon Road, Hereford, HR4 7FJ

Asking Price £384,000



Plot 27, Elgar Place Off Canon Pyon Road,
Hereford, HR4 7FJ
NEW HOME

Trivett Hicks is pleased to offer a Taylor Wimpey new build property Plot 27, which is situated to the northern side of Hereford city within this popular development. The local area offers various amenities such as a local store, Hereford Race Course, golf course, schools, Co-operative supermarket, a public house and a regular bus service to the city.

The accommodation in more detail offers entrance hall, cloakroom WC, living room, fitted kitchen/diner, kitchen having integrated appliances, utility room all to the ground floor. To the first floor four bedrooms, master bedroom having en-suite shower room and a separate family bathroom. Outside to the front, driveway providing off road parking for two cars which leads to the garage. A side gate gives access to the rear garden being laid to lawn with patio area, all enclosed by wooden panelled fencing.

FULL DETAILS

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

TO VIEW

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

DIRECTIONS

Proceed heading out of Hereford along Holmer Road and on reaching the roundabout take the first exit left onto the Roman Road A4103. Proceed along this road passing through the first set of lights and continue up the hill. On approach of the next set of lights, take the right turn towards Canon Pyon. Continue on this road and take the first right turn into Orchid Close.

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.

AGENTS NOTE

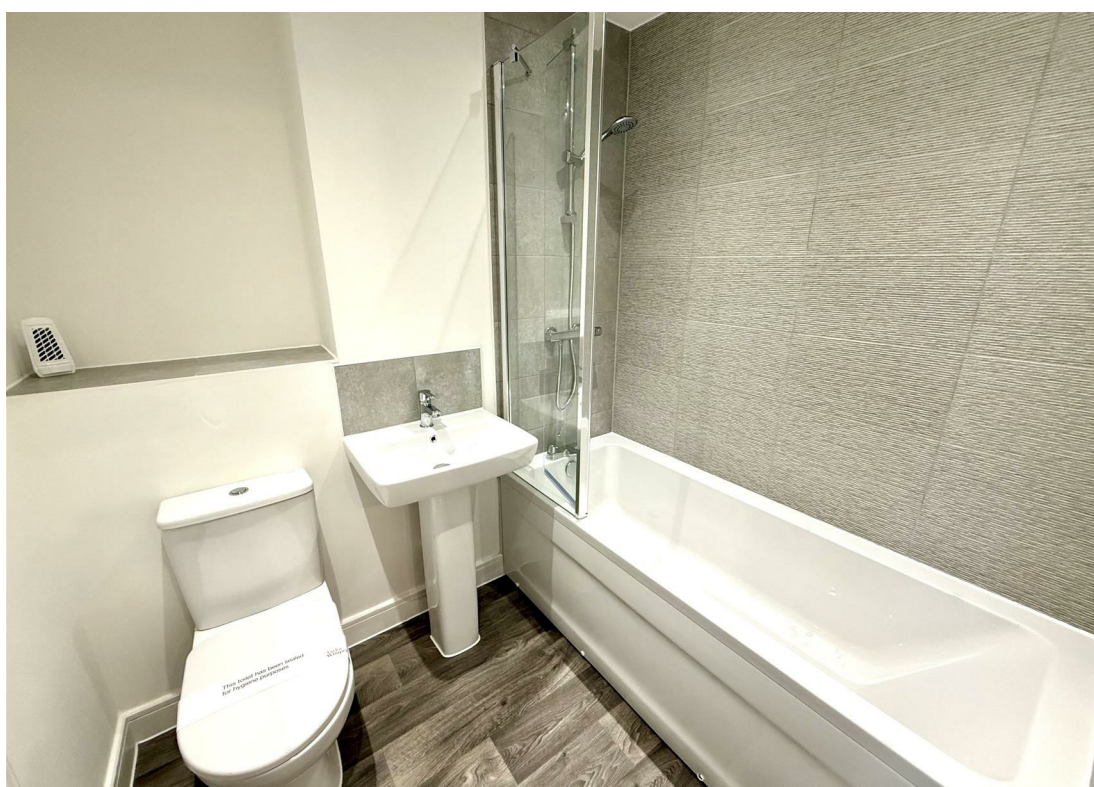
Annual Estate Management approximately £273.09 plus VAT



TENURE
Freehold

N.B.

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. 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. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



Floor Plan



The Midford

4 BEDROOM DETACHED HOME



GROUND FLOOR

Lounge
3.62m x 4.37m 11' 11" x 14' 4"
Kitchen/Dining
5.71m x 3.38m 18' 9" x 11' 1"



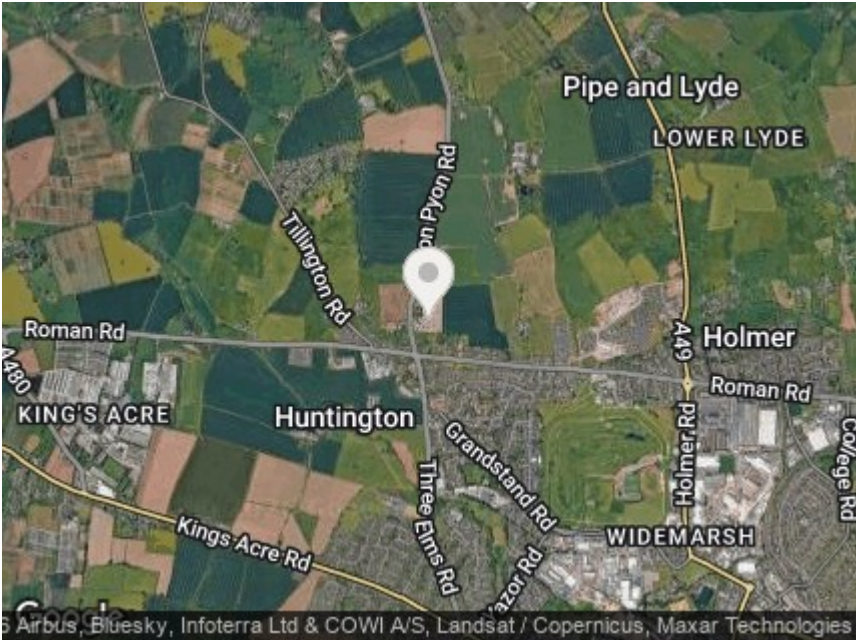
FIRST FLOOR

Bedroom 1
3.27m x 3.61m 10' 9" x 11' 10"
Bedroom 2
2.81m x 3.53m 9' 3" x 11' 7"
Bedroom 3 min.
2.81m x 2.52m 9' 3" x 8' 3"
Bedroom 4
2.35m x 2.23m 7' 9" x 7' 4"

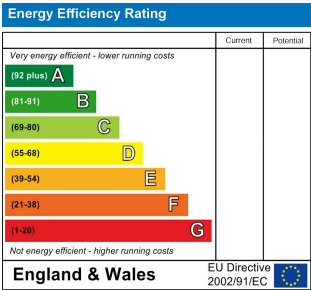


Find me on the development plan.

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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