



Hygrove Whitestone, Hereford, HR1 3SG

Price Guide £350,000



## Hygrove Whitestone, Hereford, HR1 3SG

Trivett Hicks is pleased to offer this two/three bedroom detached cottage set in a large plot amounting to approximately 0.35 of an acre. The property offers huge scope for improvement throughout. In addition there is the possibility of creating a building plot to the side and rear of the property, subject to the usual planning consents.

The property is located within the popular area of Whitestone to the northeast side of Hereford City. This being conveniently situated with access to both Hereford City and Worcester with its motorway links. Local amenities include; shop, post office, village hall, school, church and a bus service.

The internal accommodation comprises in more detail, entrance hall, living room, dining room, fitted kitchen, utility room, bedroom three/snug, rear hallway, sitting room, rear lobby, shower room and reception room all to the ground floor. To the first floor two bedrooms, good size family bathroom having six piece suite to include separate bath and shower.

The front of this property it is approached by driveway providing off road parking for several cars. There is also carport and additional separate garage having up and over door. To the rear, the garden is predominantly laid to lawn with views over open countryside to the rear.

### ENTRANCE HALL

Radiator, stairs to the first floor, opening to:

### LIVING ROOM 18'3" x 10'11" (5.56m x 3.34m)

Window to side, bay window to the front aspect, double glazed window to the rear aspect, radiator, oak style laminate flooring, power points, exposed beams, electric fire in feature fire surround, slabbed hearth and wooden mantle over, door to:

### DINING ROOM 13'0" x 11'8" (3.96m x 3.55m)

Window to the side aspect, radiator, power points, floor mounted oil-fired boiler, opening to:

### FITTED KITCHEN 5'11" x 11'6" (1.81m x 3.50m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks and double glazed window to the rear aspect.

### BEDROOM THREE/SNUG 10'4" x 10'5" (3.15m x 3.18m)

Double glazed window to the rear aspect, radiator, power points and exposed beams.

### REAR HALLWAY

Window to the rear aspect, door to:

### UTILITY ROOM

1+1/2 bowl sink unit, plumbing for automatic washing machine, power points and ceiling spotlights.

### SITTING ROOM 10'5" x 8'5" (3.18m x 2.56m)

Obscure double glazed window to the rear aspect, power points and exposed beams, door to:

### REAR LOBBY

Access to the roof space, door to:

### SHOWER ROOM

Fitted with three piece suite comprising recessed shower enclosure with fitted electric shower, wash hand basin in vanity unit, low-level WC, heated chrome towel rail, obscure double glazed window to the rear and side aspect, door to:

### RECEPTION ROOM 10'8" x 16'10" (3.26m x 5.14m)

Double glazed window to the side aspect, electric storage heater, vinyl flooring, power points, exposed beamed ceiling and access to the roof space.

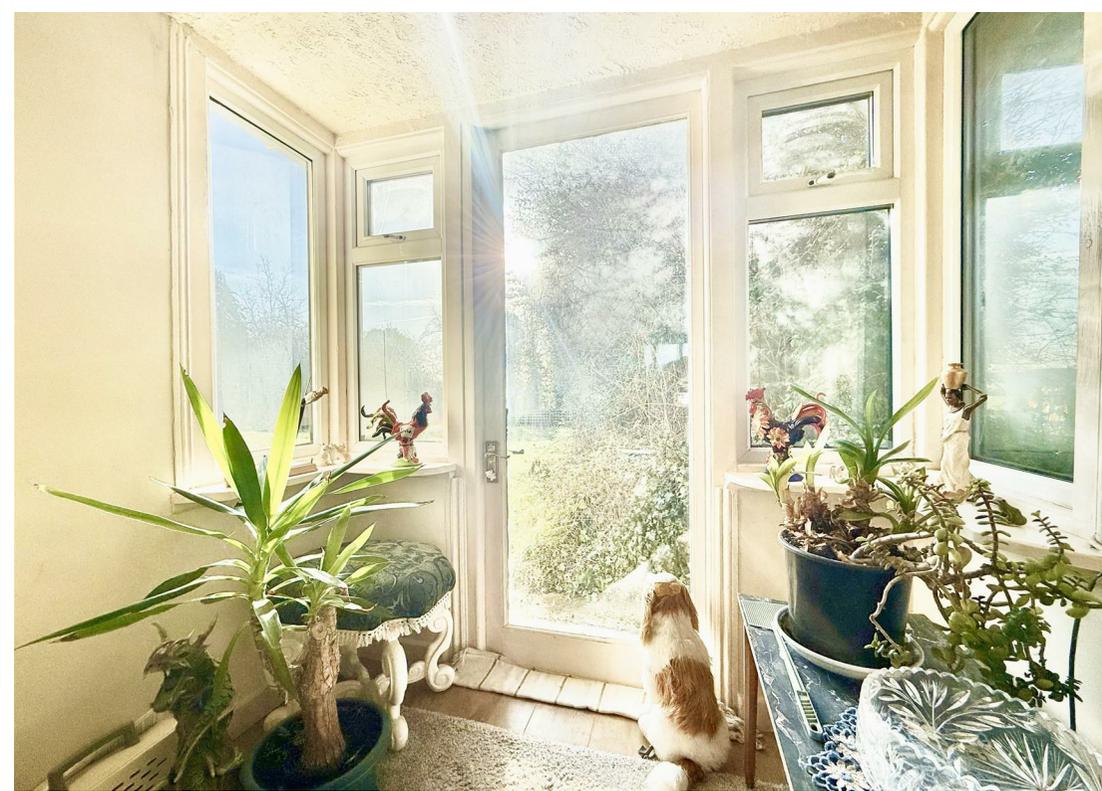
### LANDING

From entrance hall, stairs lead to landing. Double glazed window to the front aspect, exposed beams and doors to:

### MASTER BEDROOM 10'9" x 10'10" (3.27m x 3.30m)

Double glazed window to the rear aspect, radiator and power point.





**BEDROOM** 7'7" x 8'8" (2.31m x 2.64m)  
Double glazed window to the front aspect, radiator and power points.

**BATHROOM** 10'2" x 10'8" (3.10m x 3.25m)  
Fitted with six piece suite comprising His and Her's wash hand basins, recessed tiled shower enclosure with fitted Triton electric shower, low-level WC, obscure double glazed window to the rear aspect, radiator, built in airing cupboard housing hot water tank with double doors.

**COUNCIL TAX**  
Band D £2413.66 2026/2027 (A reduction may be applicable for single occupancy).

**TENURE**  
Freehold.

**DIRECTIONS**  
Leave Hereford on the A4103 Worcester Road after passing the car garage on your right, continue past the left turn sign posted Withington. The road bears to the right, you then pass the turning to Bartestree on your right. Continue a little further, then you will see Stevens JCB Plant Sales on the right, the property will then be immediately seen after on the right hand side.

**LOCAL AUTHORITY**  
Herefordshire Council Tel no: 01432 260000

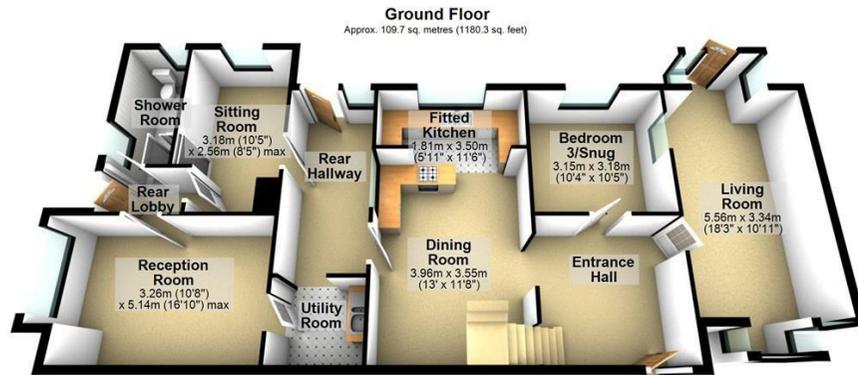
**TO VIEW**  
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

**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. 148.2 sq. metres (1595.5 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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