



Waldrist, Flat 1 24 Venns Lane, Hereford, HR1 1DT

£900

WALDRIST  
FLAT 2

WALDRIST  
FLAT 1





**Waldrist, Flat 1 24 Venns Lane, Hereford,  
HR1 1DT**

This beautiful and spacious two double bedroom furnished ground floor apartment is situated on the northern side of the Cathedral City of Hereford in this sought-after location. The property is in close proximity to the Hereford Colleges, hospitals, train station and the city centre with all its amenities being approximately one mile away.

The accommodation in more detail offers fitted kitchen, open-plan living room/dining room, two large double bedrooms and a full bathroom with shower over the bath. The apartment forms part of a Georgian mansion and has the use of a shared laundry room with two other apartments. The property also has the benefit of a parking space for one car.

Available early December 2025.

**FULL DETAILS**

**SPECIAL CONDITIONS**

No smokers

**COUNCIL TAX**

Band A £1619.24

**LOCAL AUTHORITY**

Herefordshire Council. Tel: 01432 260000.

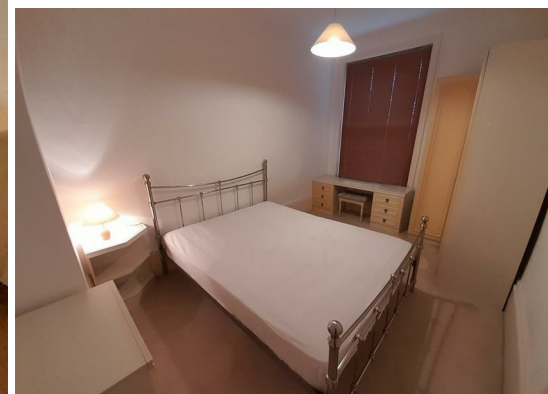
**RESERVATION & HOLDING DEPOSIT**

Registration form to be completed prior to viewing. Please see full Terms and Conditions attached to registration form.

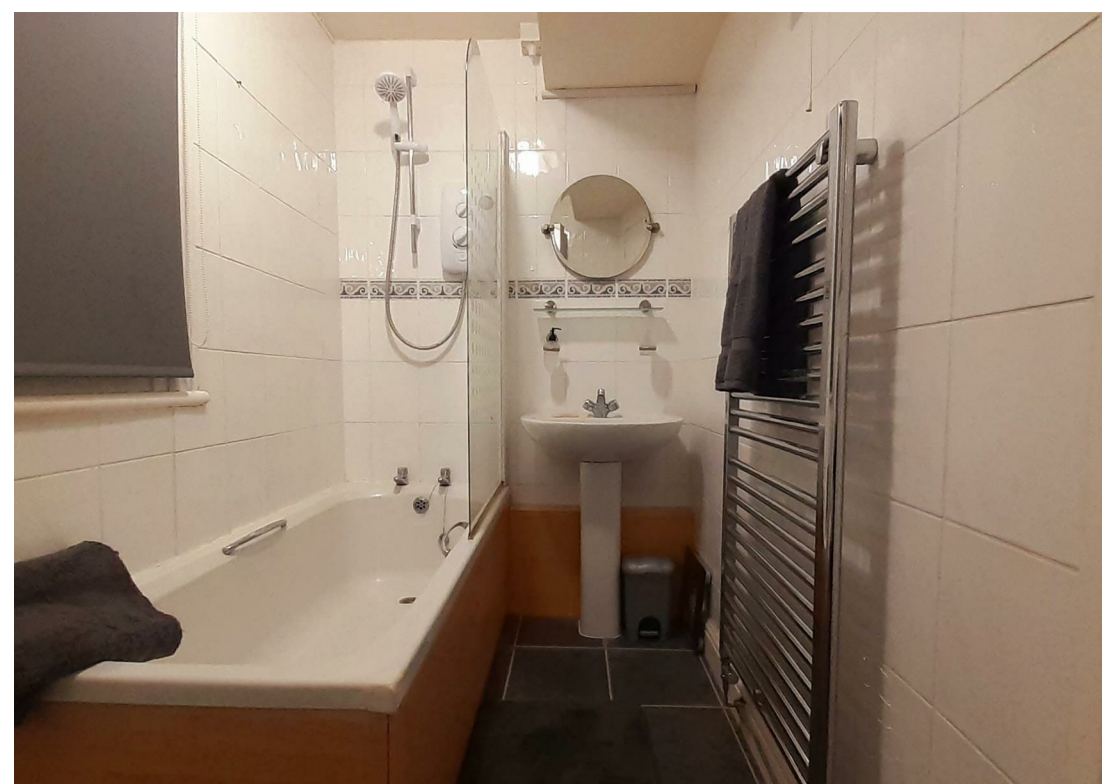
Holding deposit to be paid prior to referencing and then returned on day of sign up. The Deposit is equal to 5 weeks rent upon signing the tenancy agreement.

**TO VIEW**

To arrange a viewing you must complete our Registration Form. Viewings are strictly by arrangement with the Letting Agents Trivett Hicks, 10 St Peters Street Hereford Tel: 01432 274300.

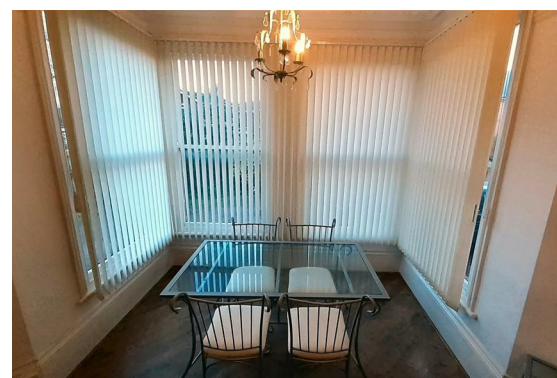






**DIRECTIONS**  
From Commercial Road heading out of Hereford city centre pass through two sets of traffic lights. Proceed over the railway bridge, then continue up Aylestone Hill. Upon reaching a roundabout take your first exit into Venns Lane, continue on this road passing the right turn sign posted Overbury Road. After a short distance you will see a large Georgian style detached building on your right. The property is between two modern detached properties, one which is a bungalow and the other a detached house. Turn right into the gravelled driveway, park up in the designated parking space and enter the property through the communal entrance door.

**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.





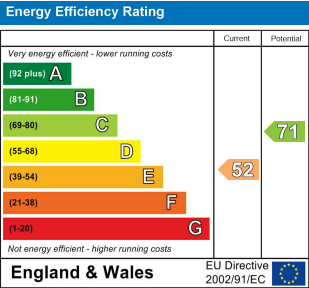
Floor Plan



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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