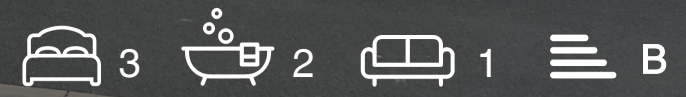




15 Swaledale Road, Kingstone, Hereford, HR2 9JH

Asking Price £300,000



15 Swaledale Road, Kingstone, Hereford, HR2 9JH

Trivett Hicks is pleased to offer this well presented three bedroom detached property within the exciting recent development built by Lagan Homes. The property offers entrance hall, cloakroom Wc, living room, fitted kitchen/diner with integrated appliances all to the ground floor. To the first floor three bedrooms, master bedroom having en-suite shower room and a separate bathroom.

Outside the property is approached by driveway providing off road parking for two cars. The rear garden has been tastefully landscaped comprising of patio area and lawn, bordered by flower beds to the one side. Side gate gives access back to the front of the property. The whole of the rear garden is enclosed by wooden panelled fencing.

Entrance Hall 18'9" x 4'3" (5.71m x 1.29m)

LVT flooring, power points, light, stairs to first floor, doors to:

Living Room 18'9" x 9'7" (5.71m x 2.92m)

UPVC double glazed window to front, uPVC double glazed window to rear, two radiators, TV point, power points, light.

Kitchen/Diner 18'9" x 12'8" (5.71m x 3.87m)

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, fitted eye level electric double oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, two radiators, LVT flooring, power points, lights, uPVC double glazed double door to rear.

WC 5'11" x 2'11" (1.81m x 0.89m)

Wash hand basin, low-level WC, extractor fan, radiator, LVT flooring, light.

Landing

UPVC double glazed window to rear, power points, light. Doors to:

Bedroom 1 13'1" x 9'7" (3.99m x 2.91m)

UPVC double glazed window to rear, radiator, power points, light, double doors to built-in wardrobes, door to:

En-suite

UPVC frosted double glazed window to front, radiator, low level WC, wash hand basin, double shower cubicle with mains operated shower, extractor fan.

Bedroom 2 9'7" x 9'2" (2.91m x 2.80m)

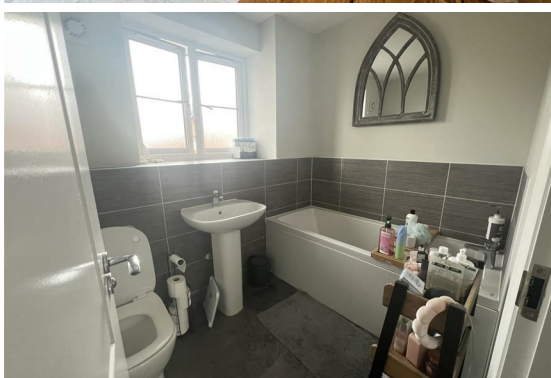
UPVC double glazed window to front, radiator, power points, light.

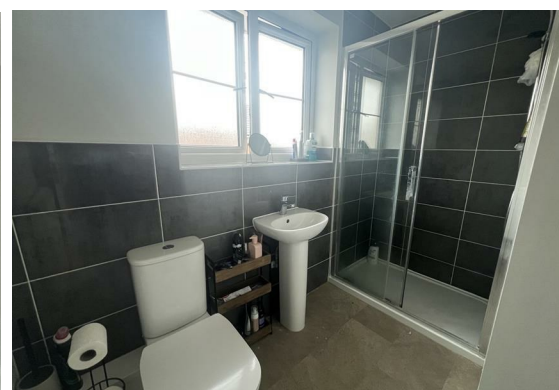
Bedroom 3 8'11" x 9'2" (2.72m x 2.80m)

UPVC double glazed window to rear, radiator, power points, light.

Bathroom

With panelled bath, pedestal wash hand basin, low-level WC, extractor fan, uPVC frosted double glazed window to front, light.





Outside

A driveway to the side of the property provides off road parking and access to the single garage. A side gate provides access to the rear garden which comprises a paved patio which extends to a lawned garden with flower borders to the side.

INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band D, £2,544.44 (2026/27)

MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation and proof of funds at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

VIEWING ARRANGEMENTS

Strictly by arrangement with the Selling Agents, Trivett Hicks, Tel: (01432) 274300.

AGENTS NOTE

The current owner has stated that there is a maintenance charge payable to Centrick for the maintenance of certain communal areas within this recently built housing estate, to include the children's play park. The current annual charge is approximately £139.40 a year.

SERVICES

Mains water, electricity, gas and drainage are believed to be connected to the property.

TENURE

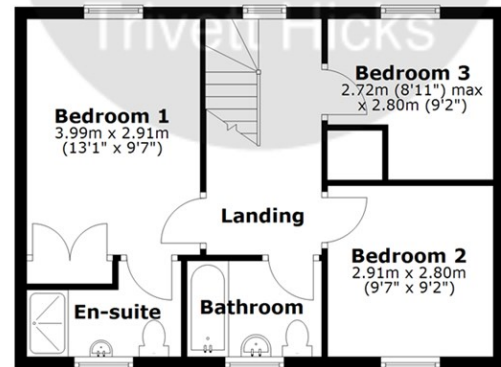
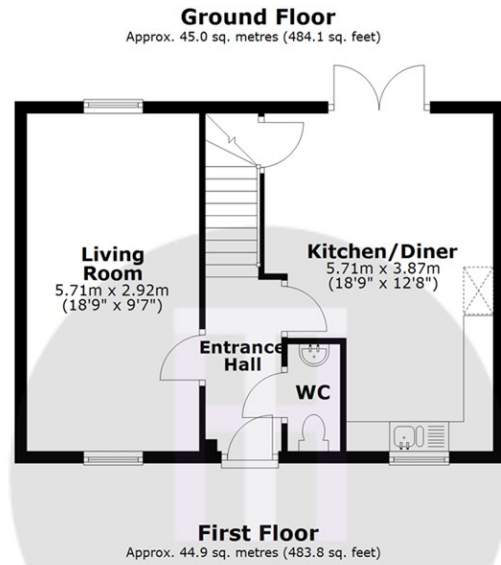
Freehold

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

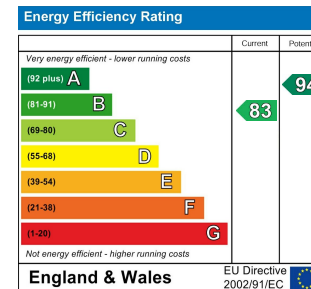


Total area: approx. 89.9 sq. metres (968.0 sq. feet)

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

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