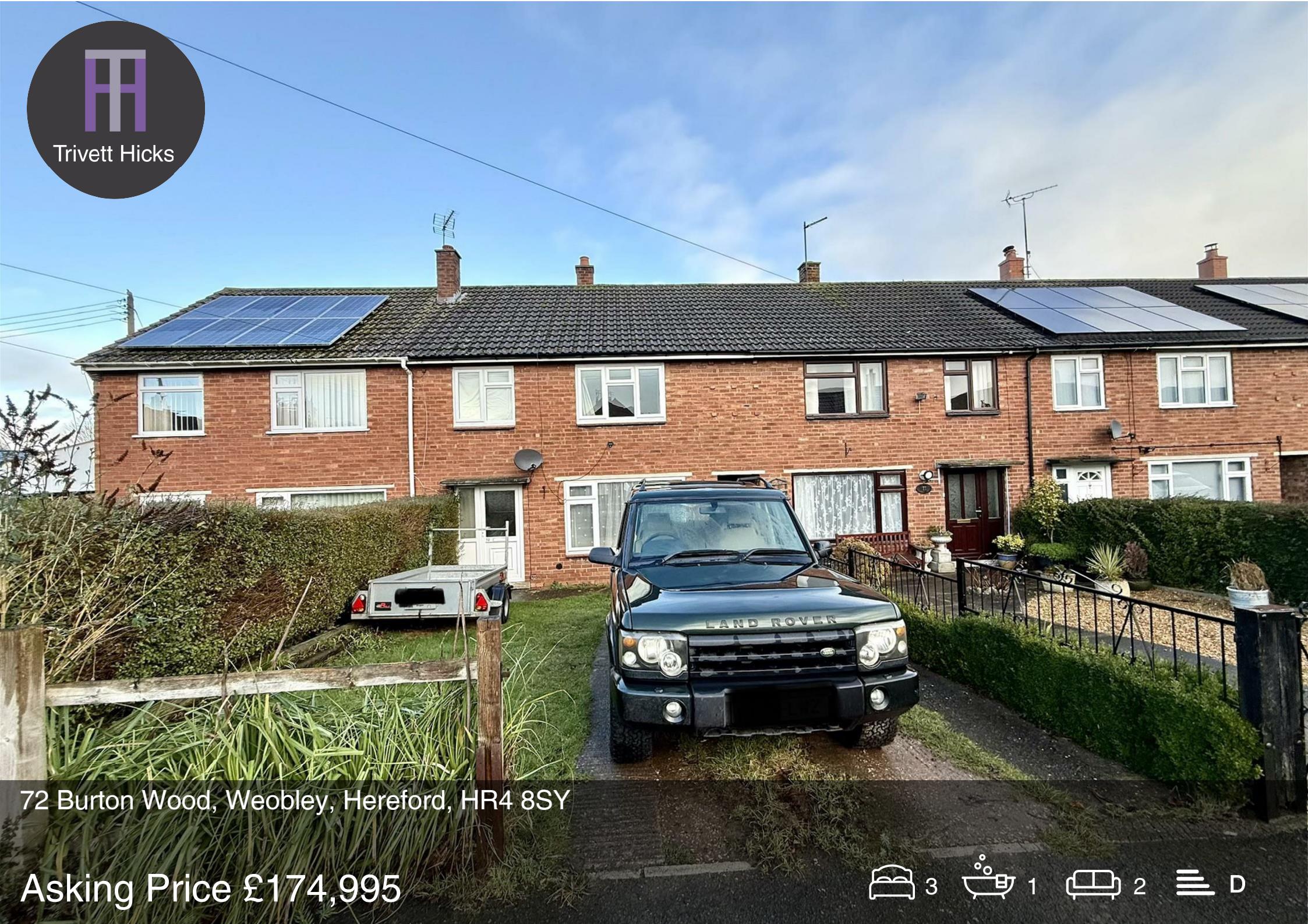




Trivett Hicks



72 Burton Wood, Weobley, Hereford, HR4 8SY

Asking Price £174,995

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72 Burton Wood, Weobley, Hereford, HR4 8SY

Trivett Hicks is pleased to offer this three bedroom residence, situated in the popular village of Weobley.

Weobley village is approximately 12 miles north west of Hereford City and is known for being part of the "Black and White Trail". Local amenities to include schools, doctors, dentist, churches, various shops and public houses.

The property briefly comprises entrance hall, living room, dining room and fitted kitchen all to the ground floor. To the first floor three bedrooms, family bathroom and a separate WC.

The property benefits from double glazing, off road parking and generous enclosed rear garden.

#### FULL DETAILS

##### ENTRANCE HALL

Double glazed obscure entrance door, obscure double glazed window to the front aspect, electric storage heater, power points, under stairs storage recess, door to:

##### LIVING ROOM 11'1" x 11'10" (3.39m x 3.63m)

Double glazed window to the front aspect, power points, open fire with flagged hearth and tiled mantle over, opening to:

##### DINING ROOM 9'10" x 9'2" (2.99m x 2.80m)

Double glazed window to the rear aspect, electric storage heater and power points, door to:

##### FITTED KITCHEN 10'2" x 8'6" (3.10m x 2.60m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, tiled splashbacks, plumbing for automatic washing machine, fitted electric oven, four ring electric hob and extractor hood over, double glazed window to the rear aspect, vinyl flooring, power points and double glazed obscure door to the rear garden.

##### FIRST FLOOR

From entrance hall stairs lead to the first floor.

##### LANDING

Access to the roof space, door to:

##### MASTER BEDROOM 9'1" x 12'2" (2.77m x 3.70m)

Double glazed window to the rear aspect, electric panel heater and power points.

##### BEDROOM TWO 12'0" x 11'2" (3.67m x 3.41m)

Double glazed window to the front aspect, electric panel heater and power points, door to:



**BEDROOM THREE 8'4" max x 8'6" max (2.56m max x 2.61m max)**

Double glazed window to the front aspect, electric panel heater and power point.

**BATHROOM**

Fitted with two piece suite comprising panelled bath with fitted Triton electric shower over, wash hand basin, tiled splashbacks, wall mounted electric fan heater, extractor fan and obscure double glazed window to the rear aspect, door to:

**SEPARATE WC**

Obscure double glazed window to the rear aspect, low-level WC and vinyl flooring.

**OUTSIDE**

The property is approached by driveway providing off road parking for one car. To the left of the driveway, the front garden is mainly laid to lawn bordered to the one side by mature privet hedge row. To the right hand side of the driveway pathway leads to the front door, beyond this passageway gives access to the rear garden.

The rear garden is of generous size and comprises of lawn, hardstanding area and brick built store. The whole of the rear garden is enclosed by wooden and corrugated metal fencing.

**COUNCIL TAX**

Band B £1902.31 2026/2027 (A reduction may be applicable for single occupancy).

**LOCAL AUTHORITY**

Herefordshire Council Tel no.: 01432 260000

**TO VIEW**

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

**DIRECTIONS**

Leave Hereford on the Tillington Road and continue through the villages of Tillington and Wormsley. Approximately 8 miles from Hereford you will enter Weobley and Burton Wood is the first turning on the right hand side. Take this turning and then take the second left into Burton Wood, follow the road along taking the second turning on the right. The property will then be found a short distance along on the left hand side.

**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.

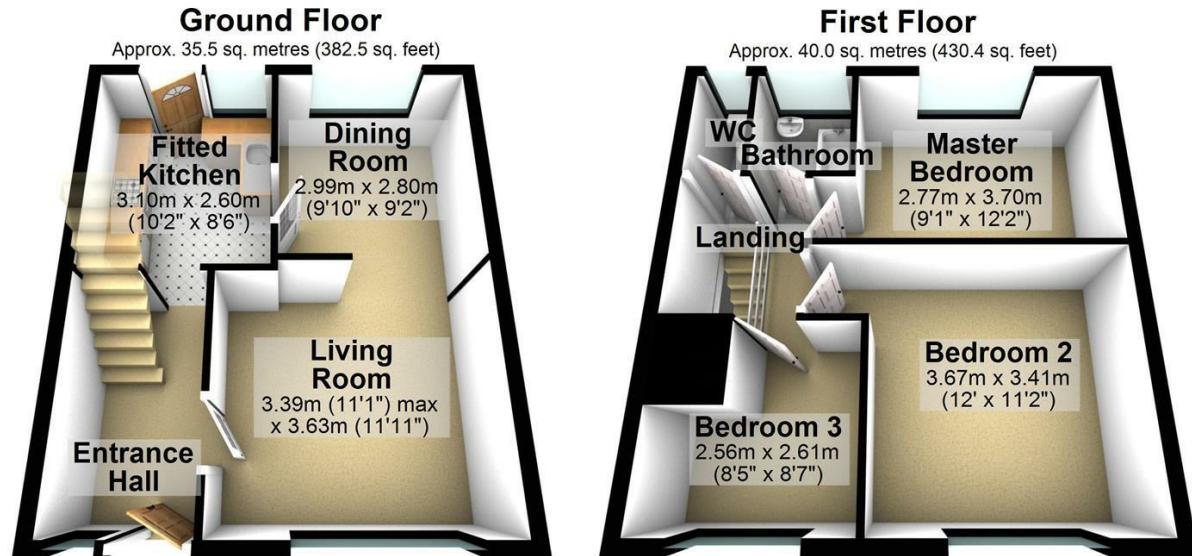
**INDEPENDANT FINANCIAL PLANNING**

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

**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

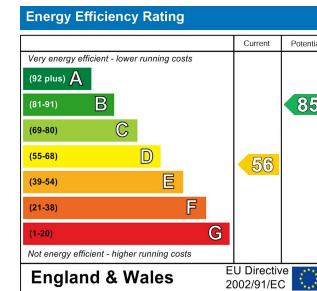


Total area: approx. 75.5 sq. metres (812.9 sq. feet)

## 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.

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