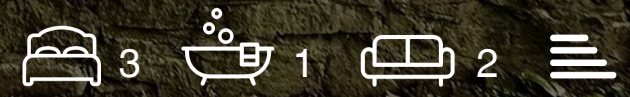




132 Aylestone Hill, Hereford, Herefordshire, HR1 1JJ

£1,550



## 132 Aylestone Hill, Hereford, Herefordshire, HR1 1JJ

Trivett Hicks is pleased to offer this two/three bedroom detached dormer bungalow To Let, situated in one of the most sought after locations in Hereford. The property has undergone substantial improvements to include but not limited to refitted kitchen with integrated appliances to include Bosch oven, ceramic hob, microwave oven, dishwasher, fridge/freezer, recently fitted Ideal gas boiler, shower room and roof. The residence is approached by brick paved driveway which gives access to the generous parking area. The property in more detail offers entrance hall, living room, dining room/bedroom three, sitting room, re-fitted kitchen, cloakroom Wc, utility room, shower room, bedroom two all to the ground floor. To the first floor master bedroom having built in wardrobes and stunning views over open countryside.

Outside the property is approached by sweeping brick paved driveway, providing off road parking for several cars. The driveway gives access to the secure gate to the right hand side of the property. This then leads to the rear garden which has been landscaped to include recently laid Indian style grey slab patio area and lawn all enclosed by wooden panelled fencing. A particularly nice feature of this property having opening aspect to the rear over open countryside.

### FULL DETAILS

#### ENTRANCE HALL

Radiator, stairs to the first floor, door to:

#### LIVING ROOM 11'10" max x 10'11" (3.63m max x 3.34m )

Double glazed bay window to the front aspect with recently fitted blinds, radiator, wood laminate flooring, power points, picture rail and feature fireplace with oak style beam over.

#### DINING ROOM/BEDROOM 3 11'10" x 11'3" (3.62m x 3.43m )

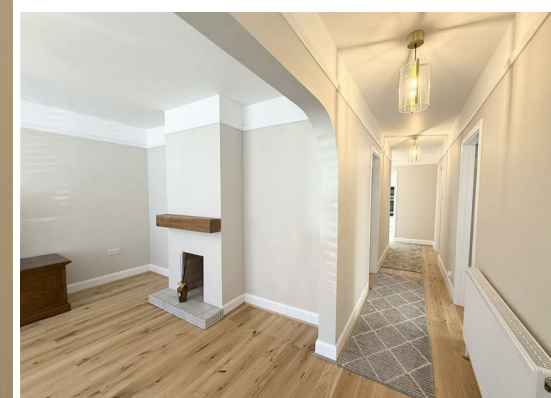
Obscure lead effect stained glass window to the side aspect, double glazed bay window to the front aspect with fitted blinds, radiator and power points.

#### SHOWER ROOM

Recently re-fitted with three piece suite comprising recessed tiled shower enclosure with fitted mains pressure power shower, wash hand basin in vanity unit with drawers under, low-level WC, heated chrome towel rail, extractor fan, mirror with LED light, sequin tiled floor, obscure glazed leaded window to the side aspect with stained glass feature, ceiling spotlights and fitted cupboard with double doors, door to:

#### RE-FITTED KITCHEN 20'7" x 8'0" (6.29m x 2.45m )

Recently re-fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, integrated fridge, freezer and slimline dishwasher, fitted electric fan assisted oven, ceramic hob, built-in microwave, double glazed window to the rear aspect, wood laminate floor, power points, ceiling spotlights, double glazed double doors to the rear garden, door to:





#### CLOAKROOM

Window to the front and obscure window to the side aspect, fitted with two piece suite comprising wash hand basin in vanity unit with cupboard under, low-level WC, heated chrome towel rail and ceiling spotlights.

#### UTILITY ROOM 5'9" x 4'10" (1.77m x 1.48m )

Fitted with worktop space, larder unit, plumbing for automatic washing machine, obscure glazed window to the side aspect, wood laminate floorboards, power points, ceiling spotlights, recently fitted Ideal wall mounted gas boiler, serving heating system and domestic hot water.

#### BEDROOM 2 12'0" x 7'9" (3.66m x 2.37)

Double glazed window to the side aspect, radiator, power points, built in cupboard and wardrobes.

#### SITTING ROOM 11'11" x 11'10" (3.64 x 3.62)

Glazed window to the side aspect, radiator, wood laminate floorboards, power points and ceiling spotlights.

#### FIRST FLOOR

#### MASTER BEDROOM 22'10" x 12'6" (6.98 x 3.82)

Double glazed window to the front aspect and to the rear aspect with views over open countryside, radiator, power points, two built in wardrobes, eaves storage cupboard and ceiling spotlights.

#### OUTSIDE

#### DIRECTIONS

Leave Hereford city centre on the Commercial Road, proceeding over the railway bridge continuing up Aylestone Hill on the A465. At the roundabout go straight across and then continue following the road down the hill. The property will then be found on the right hand side, denoted by our For Sale board.

#### COUNCIL TAX

Band D 2025 - 2026 (A reduction may be applicable for single occupancy).

#### 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.

#### TENURE

Freehold.

#### AGENTS NOTE

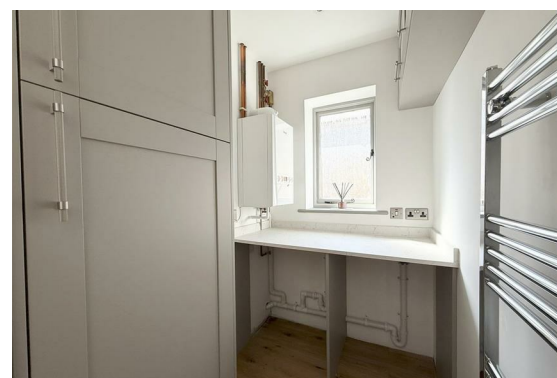
We understand from the landlord that the property is currently undergoing a treatment plan for Japanese Knotweed, further details can be provided upon request.

#### RESERVATION FEE & 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. The Deposit is equal to 5 weeks rent upon signing the tenancy agreement.

#### N.B

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants 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

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			
<b>England &amp; Wales</b>	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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