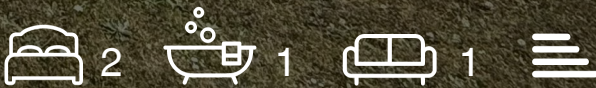




40 Wallis Avenue, Hereford, HR2 7AZ

Asking Price £165,000





40 Wallis Avenue, Hereford, HR2 7AZ

Trivett Hicks is pleased to offer this two bedroom end terrace house, which is situated to the southern side of Hereford city. The local amenities include; Tesco supermarket, petrol station, corner shop, doctors surgery and regular bus services to Hereford city.

The property briefly comprises; entrance hall, living room, fitted kitchen/breakfast room to the ground floor. To the first floor two bedrooms and a shower room.

The property benefits from gas central heating, double glazing, off road parking for two cars and garden.

#### FULL DETAILS

##### ENTRANCE HALL

Double glazed obscure door, radiator, power point, stairs to the first floor, door to:

##### LIVING ROOM 10'3" x 12'6" (3.13m x 3.80m)

Double glazed window to the front aspect, radiator and power points, door to:

##### KITCHEN/BREAKFAST ROOM 8'1" x 15'9" (2.46m x 4.79m)

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and cooker, double glazed window to the rear aspect, double glazed obscure door to the rear garden and fitted built in cupboard.

##### LANDING

Double glazed window to the side aspect, power point, door to:

##### MASTER BEDROOM 10'0" x 15'9" (3.04m x 4.80m)

Double glazed window to the front aspect, radiator, beech style laminate flooring and power points.

##### BEDROOM 2 8'11" x 9'1" (2.71m x 2.78m)

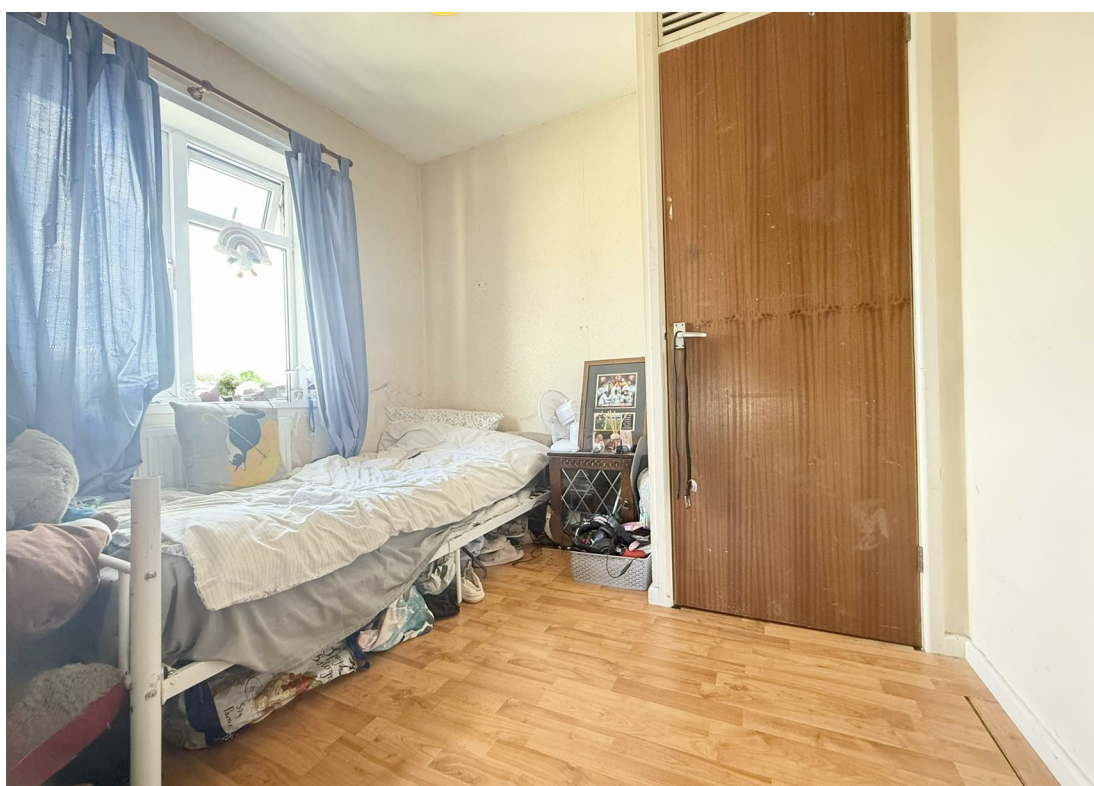
Double glazed window to the rear aspect, radiator, laminate flooring and power points, door to:

##### SHOWER ROOM

Fitted with three piece suite comprising shower cubicle enclosure with fitted Triton electric over with sliding glass doors, pedestal wash hand basin with tiled splashback, shaver point, low-level WC, double glazed window to the rear aspect, radiator and marble effect vinyl flooring.







#### COUNCIL TAX

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

#### 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.

#### LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

#### TO VIEW

Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300 Email: hereford@trivett-hicks.com

#### DIRECTIONS

Heading out of Hereford City, take the A465 Belmont Road. Take the right turning into 'Hunderton Road' and follow the road under the bridge until you approach the roundabout. Take the second exit off the roundabout and take a straight right turn into 'Wallis Avenue' and follow the road to the end. Turn right onto 'Luard Walk' where it joins 'Wallis Avenue' and the property can be found on the right at the end of the terrace.

#### TENURE

Freehold

#### AGENTS NOTE

Neighbouring properties have access across the rear of this property.

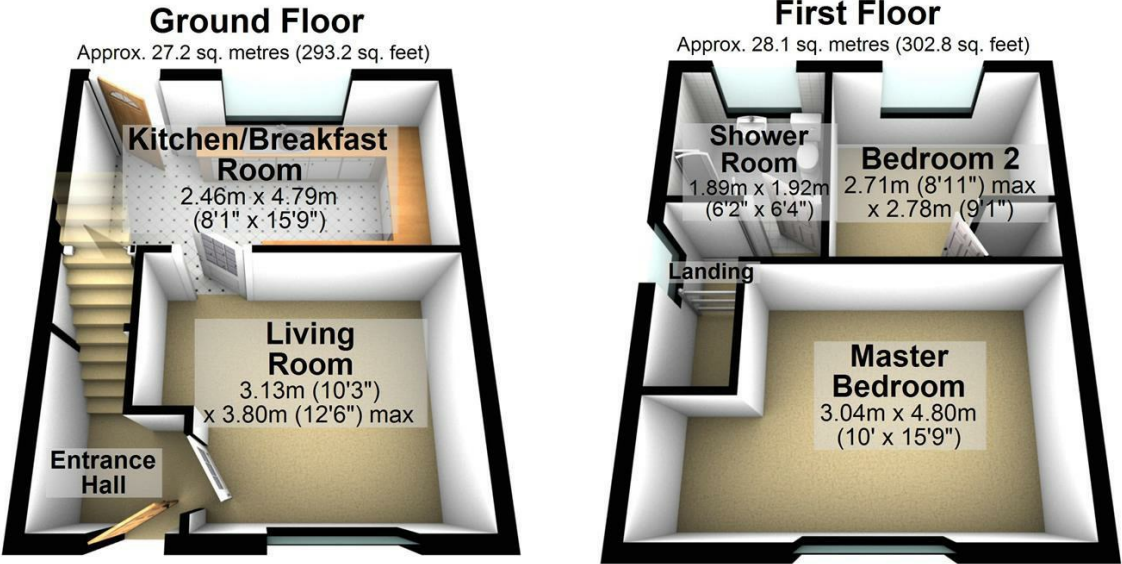
#### N.B.

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.



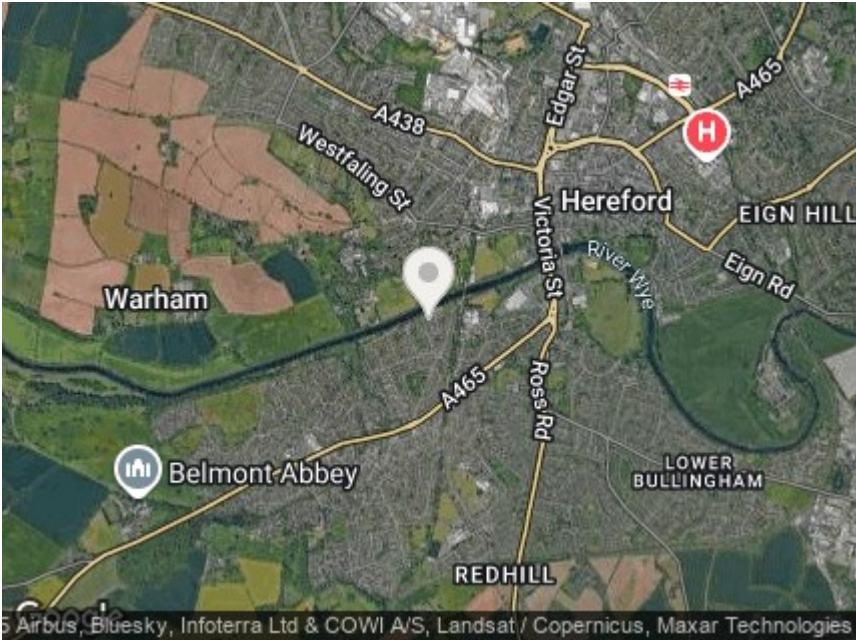


Floor Plan

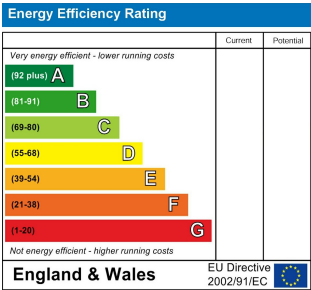


Total area: approx. 55.4 sq. metres (596.0 sq. feet)

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

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