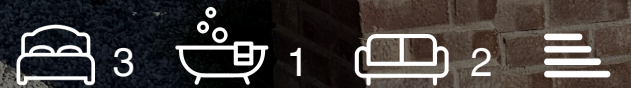




108 Queensway, Hereford, HR1 1HQ

Asking Price £200,000



108 Queensway, Hereford, HR1 1HQ

NO CHAIN

Trivett Hicks is pleased to offer this three bedroom end terraced house with off road parking and generous rear garden. The property would benefit from improvement throughout.

The property is situated in the popular College Estate area. There are various local amenities to include local Co-operative store, a bus stop with regular routes to the city centre and popular schools to name but a few. This traditional property is also just over one mile from the city of Hereford, offering further amenities.

The property comprises of living room, fitted kitchen/breakfast room, separate Wc and conservatory all to the ground floor, whilst to the first floor three bedrooms and a family bathroom with shower.

Outside the property has off road parking to the front for several cars. To the rear workshop/storage shed, raised level gravelled terraced area, ideal for outdoor seating. Then steps lead down to the generous lawn area, enclosed by wooden panelled fencing.

The property also benefits from double glazing and gas central heating.

FULL DETAILS

ENTRANCE HALL

Radiator, stairs to the first floor, door to:

LIVING ROOM 13'3" x 13'10" (4.03m x 4.22m)

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

KITCHEN/BREAKFAST ROOM 8'6" x 13'10" (2.60m x 4.22m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, dishwasher and cooker, radiator, ceramic tiled flooring, power points, ceiling spotlights, opening to:

INNER HALL

Under stairs storage cupboard housing Worcester gas boiler serving hot water and central heating. Door to the side giving access to the driveway.

CLOAKROOM

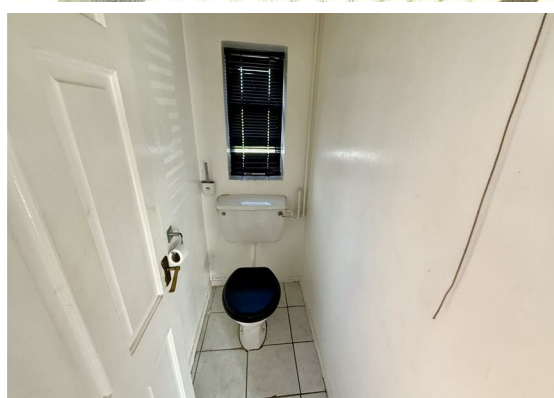
Obscure double glazed window to the rear aspect, low level Wc.

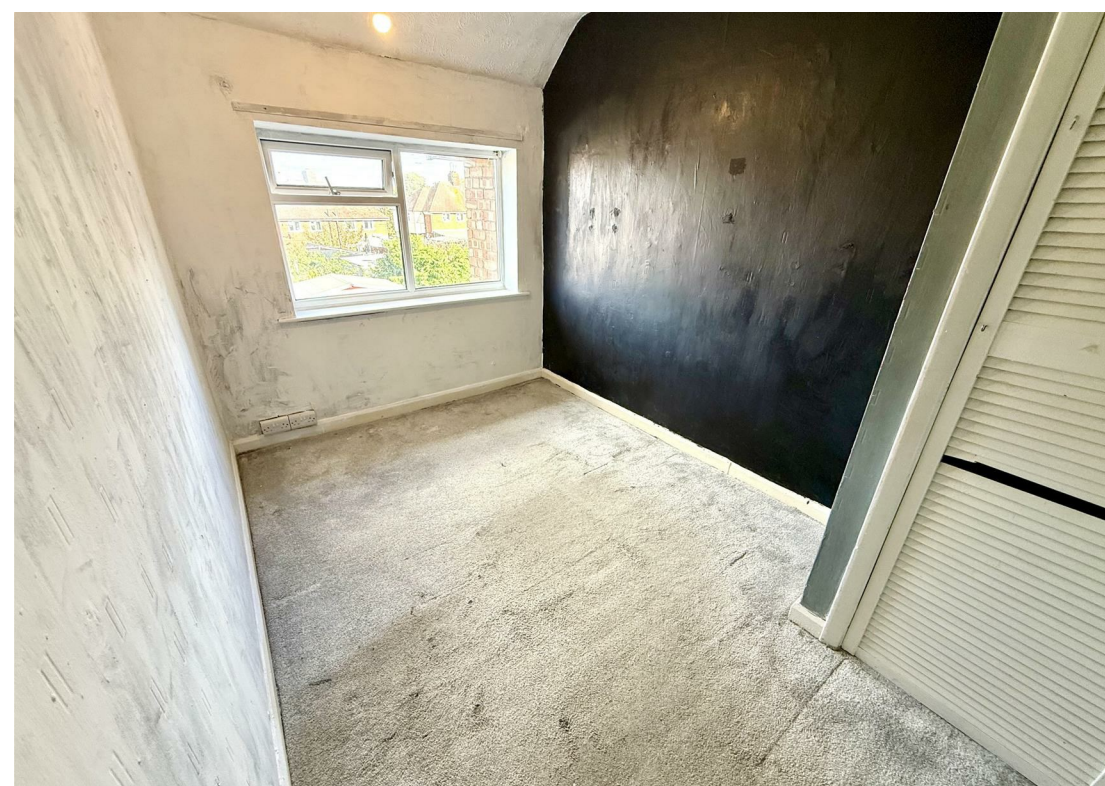
CONSERVATORY

Windows to the side and rear aspect, power points, wall lights and double doors to the rear garden.

LANDING

Double glazed window to the front aspect, radiators, door to:





MASTER BEDROOM 10'0" x 13'11" (3.05m x 4.23m)
Double glazed window to the front aspect, radiator, power points and door to walk in wardrobe.

BEDROOM 2 11'11" x 7'5" (3.64m x 2.26m)
Double glazed window to the rear aspect, power points, built in cupboard, door to:

BEDROOM 3 8'6" x 7'0" (2.59m x 2.13m)
Double glazed window to the rear aspect, radiator and power points.

BATHROOM
Fitted with three piece suite comprising panelled bath with fitted power shower over, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, obscure double glazed window to the side aspect, radiator and ceiling spotlights.

TENURE
Freehold

COUNCIL TAX
(A reduction may be applicable for single occupancy)
2025/2026 Band B £1889.10

LOCAL AUTHORITY

TO VIEW
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

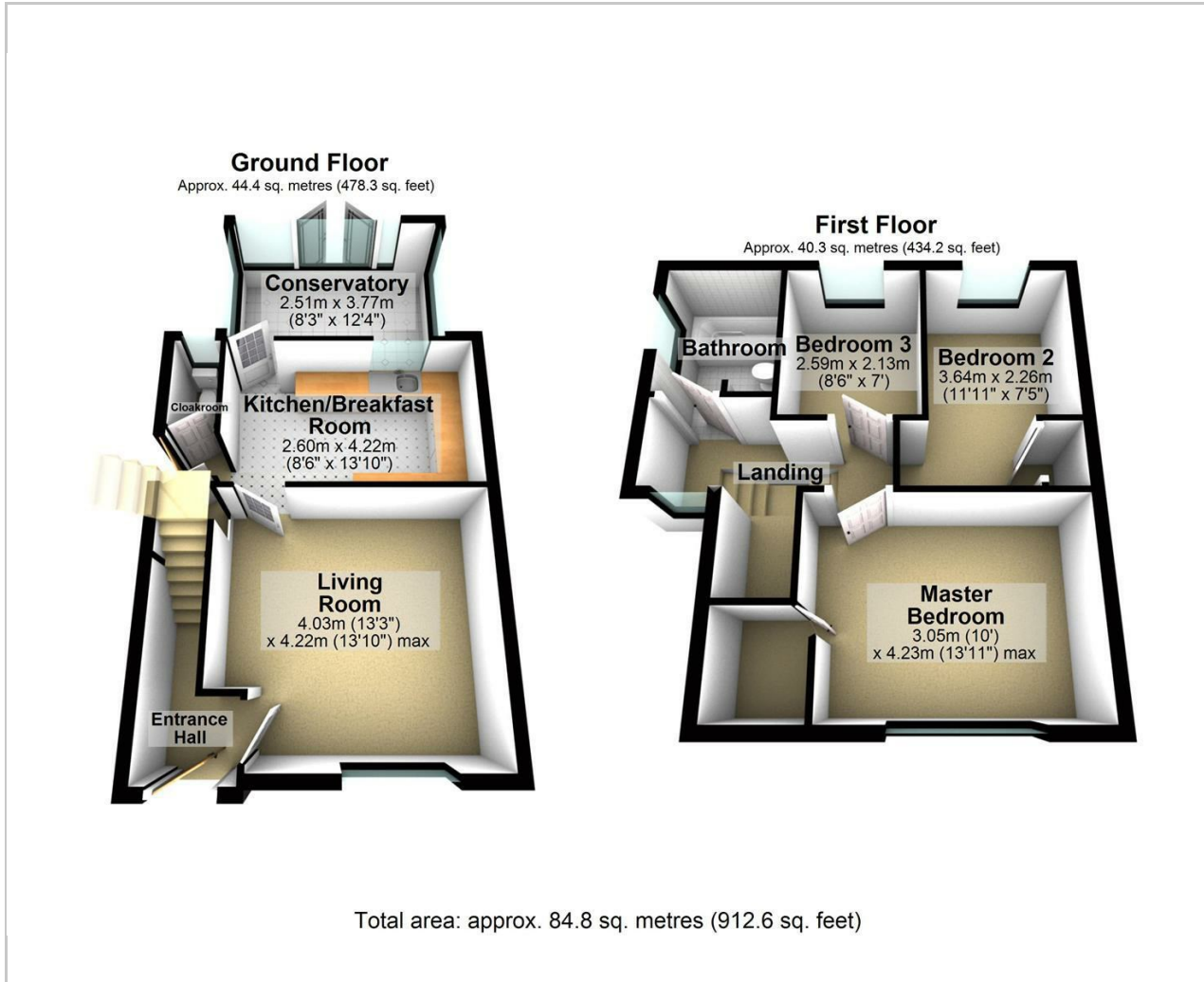
DIRECTIONS
Proceed out through Hereford on the Commercial Road, passing the petrol station on your left hand side. Go over the railway bridge and take your first left into Barrs Court Road. Continue on this road until you reach the mini roundabout and take the second exit left into College Road, then immediately left again into Kingsway. Take the next right turn into Queensway, continue on this road go straight over at the T junction continuing into Queenway. The property will then be found after a short distance on the right 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.

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



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			
England & Wales	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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