84 Kernal Road, Hereford, Herefordshire, HR4 0PR

Asking Price £260,000

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Trivett Hicks is pleased to offer this immaculately presented three bedroom semi detached residence in the popular area of Whitecross.

Local amenities include supermarket, takeaways, hairdressers, public houses, schools, petrol station and is close to the city centre. The property which has a show-home feel to it comprises of; entrance hall, cloakroom WC, living room, fitted kitchen/dining room, kitchen having fitted fan assisted oven with gas hob all to the ground floor. To the first floor three bedrooms, two being double and a re-fitted bathroom with a Mira shower.

The property benefits from off road parking for two cars, solar panels supporting the electric supply, double glazing, recently fitted boiler supplying the gas central heating and hot water, gardens to the front and rear.

FULL DETAILS

ENTRANCE HALL
Central heating thermostat, radiator, power point, stairs to the first floor, door to:

CLOAKROOM
Obscure double glazed window to the front aspect, fitted with two piece suite comprising, wash hand basin, tiled splashback, low-level WC and ceramic tiled flooring, door to:

LIVING ROOM 14'4" x 13'5" (4.37m x 4.10m )
Double galzed window to the front aspect, power points, TV Point, radiator, oak style laminate flooring and under-stairs cupboard.

KITCHEN/DINING ROOM 16'10" x 9'7" (5.14m x 2.94m )
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with Italian tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan oven, four ring gas hob with stainless steel extractor hood over, double glazed windows to the rear aspect, radiator, ceramic style slate flooring, TV point, power points, double glazed obscure door to the rear garden:

FROM ENTRANCE HALL STAIRS LEAD TO

LANDING
Double glazed window to the side aspect, telephone point, power point, cupboard, access to the roof space, door to:

MASTER BEDROOM 11'7" x 10'1" (3.54m x 3.08m )
Double glazed window to the rear aspect, radiator, TV point, power points and fitted wardrobes with mirror sliding doors.

BEDROOM 2 10'10" x 10'0" (3.31m x 3.07m )
Double glazed window to the front aspect, radiator and power points.

BEDROOM 3 9'3" x 7'5" (2.83m x 2.28m )
Double glazed window to the front aspect, radiator and power points.

BATHROOM
Fitted with three piece suite comprising panelled bath with fitted electric Mira shower and glass screen over, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, obscure double glazed window to the rear aspect, radiator and vinyl flooring.

GARDEN
The property is approached by tarmac style driveway providing off road parking for two cars. Side access leads to a pedestrian gate that gives access to the rear garden. The rear garden is again very well presented having gloss style paving slabs, raised decking area ideal for seating. The whole garden is enclosed by wooden panelled fencing.

DIRECTIONS
Proceed out of Hereford on the Whitecross Road. After the traffic lights, take the left turn into Ryelands Street. At the mini roundabout take the first left again into Kernal Road. Follow the road around and the property will be denoted by our For Sale Board on the right hand side.

COUNCIL TAX
Band C £2272.39 2026/2027 (A discount may apply for single occupancy)

LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

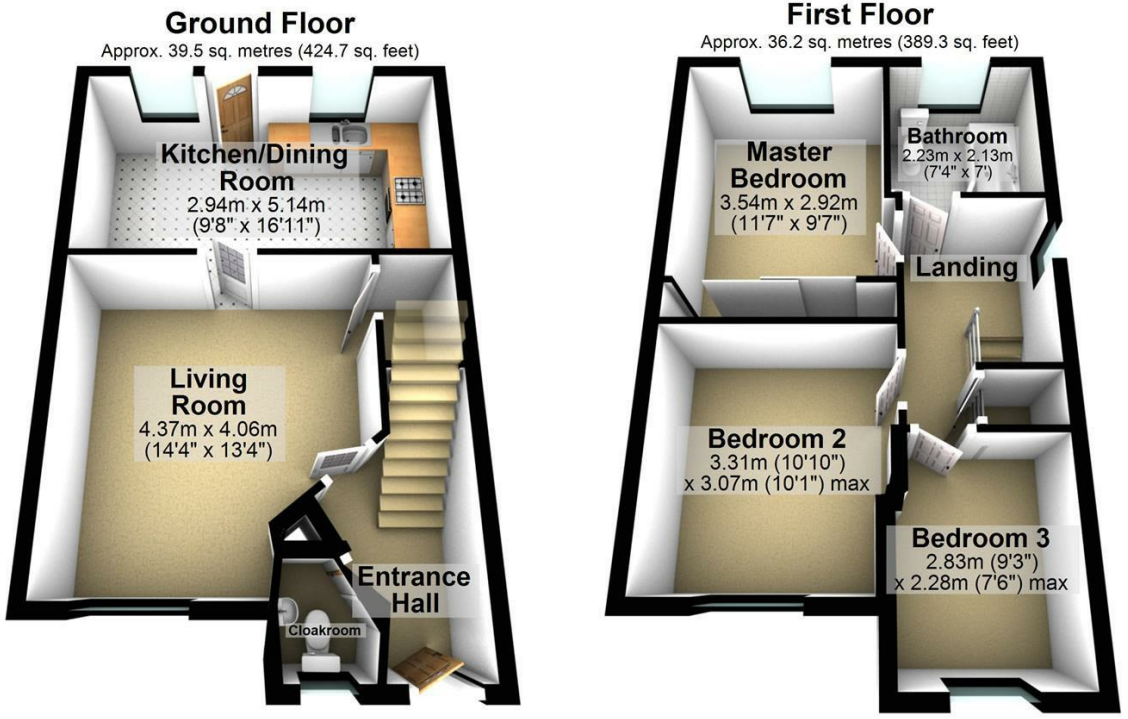
TENURE
Freehold

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

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.

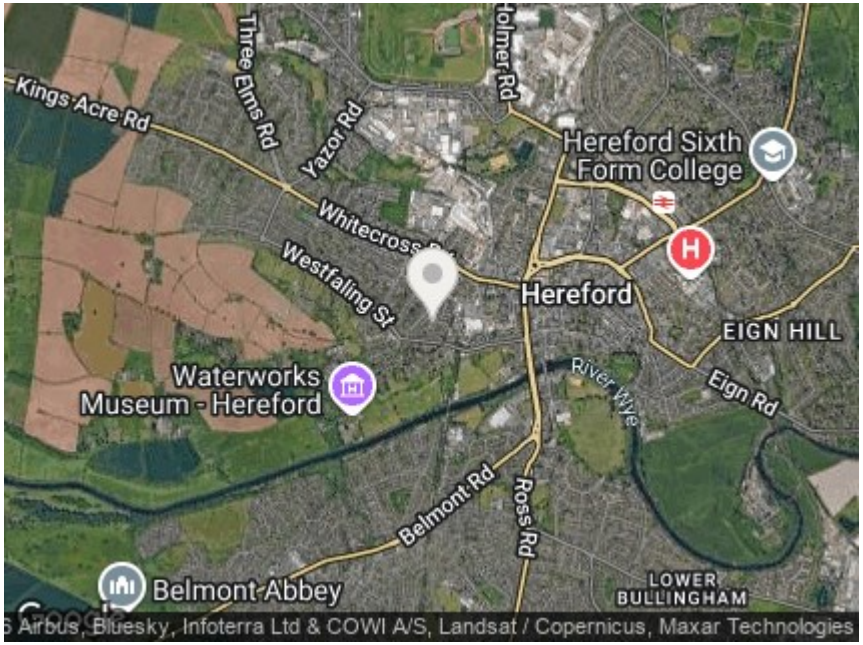
N.B
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on 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

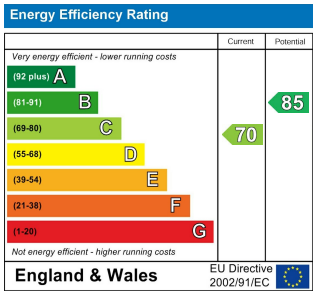



Total area: approx. 75.6 sq. metres (814.0 sq. feet)

## 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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