



Trivett Hicks



18 Vaughan Street, Hereford, HR1 2HD

Asking Price £235,000

3 1 1 C

A set of icons representing property features: a bed icon for 3 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living room, and a list icon for C (likely a garage or other feature).

## 18 Vaughan Street, Hereford, HR1 2HD

Trivett Hicks is pleased to offer this three bedroom home for sale situated in the sought after location of Vaughan Street. Vaughan Street is within Hereford City, literally five minutes walk to the city centre and all of its amenities such as; various shops, restaurants, railway station, supermarket etc. Being particularly close to Hereford hospital which is only a street away. The property would make an ideal first time or investment buy.

The well presented property offers entrance hall, living room, fitted kitchen/dining area, downstairs shower room and Wc all to the ground floor. To the first floor three bedrooms and a separate Wc. Outside the property has off road parking for at least two cars to the front and large rear garden to the rear. The property further benefits from gas central heating and double glazing.

### ENTRANCE HALL

Power point, wall mounted central heating thermostat, door to:

### LIVING ROOM 13'11" x 12'0" (4.24m x 3.66m)

Double glazed window to the front and rear aspect, radiator, power points, textured ceiling, fireplace with stone surround and slabbed hearth, gas fire, (currently not in service) and wooden mantle over.

### KITCHEN/DINING ROOM 12'3" x 11'9" (3.74m x 3.59m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and cooker, obscure double glazed window to the rear aspect, radiator, vinyl flooring, power points, ceiling spotlights, double glazed obscure door to the rear to garden, door to:

### LARDER/METER CUPBOARD 5'7" x 3'6" (1.70m x 1.06m)

Obscure double glazed window to the side aspect and shelving.

### SHOWER ROOM

Fitted with two piece suite comprising large walk-in double shower enclosure with fitted Triton electric shower, wash hand basin with tiled splashbacks, obscure double glazed window to the front aspect, radiator and vinyl flooring.

### REAR LOBBY

Obscure double glazed window to the side aspect, ceramic tiled flooring, door to:

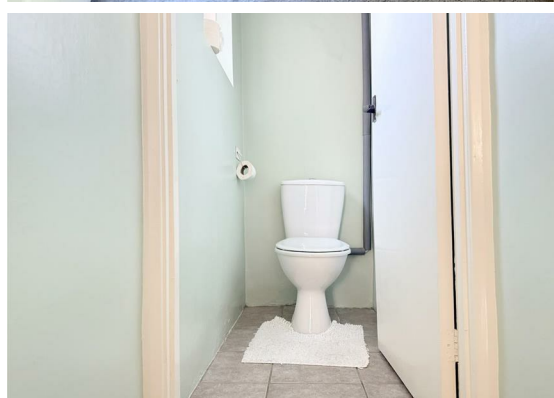
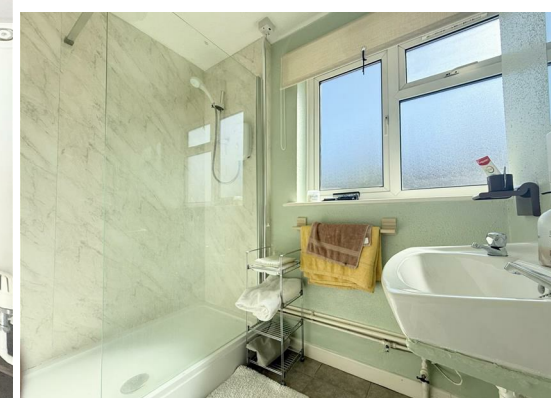
### WC

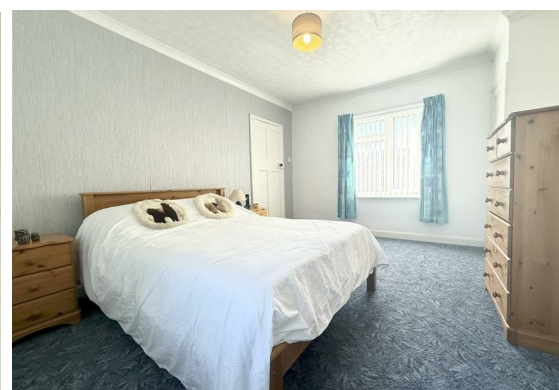
Obscure double glazed window to the side aspect, fitted with one piece suite comprising low-level WC and ceramic tiled flooring.

### FROM ENTRANCE HALL STAIRS LEAD TO FIRST FLOOR

### LANDING

Double glazed window to the rear aspect, power point, picture rail, access to the roof space, door to:





**MASTER BEDROOM 14'0" x 11'11"** (4.26m x 3.63m)  
Double glazed window to the front and rear aspect, built-in double wardrobe with sliding doors, radiator, power points, coved and textured ceiling, door to:

**BEDROOM 2 9'2" x 10'11"** (2.79m x 3.32m)  
Double glazed window to the front aspect, radiator, power points, picture rail, textured ceiling, door to:

**BEDROOM 3 8'11" x 9'1"** (2.71m x 2.78m)  
Double glazed window to the rear aspect, radiator, power points and textured ceiling.

**WC**  
Obscure double glazed window to the front aspect, fitted with two piece suite comprising wash hand basin with tiled splashbacks and low-level WC.

**OUTSIDE**  
The front of the property is approached by hardstanding parking area, suitable for at least two cars. To the rear large long rear garden with hardstanding area immediately behind the property. Door which is accessed from the rear garden gives access to large under stairs cupboard, providing ideal dry storage. Garden store is situated in the centre of the garden, with the whole garden being enclosed by wooden panelled fencing.

**AGENTS NOTE**  
The neighbouring properties have right of access across the rear of this property.

**TENURE**  
Freehold

**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.

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

**DIRECTIONS**  
From our office proceed along St Owen's Street, at the traffic lights bear left into the A438. Proceed along the A438 then take the fourth right into Kyrle Street then right again into Vaughan Street. The property will be found after a short distance on the left hand side.

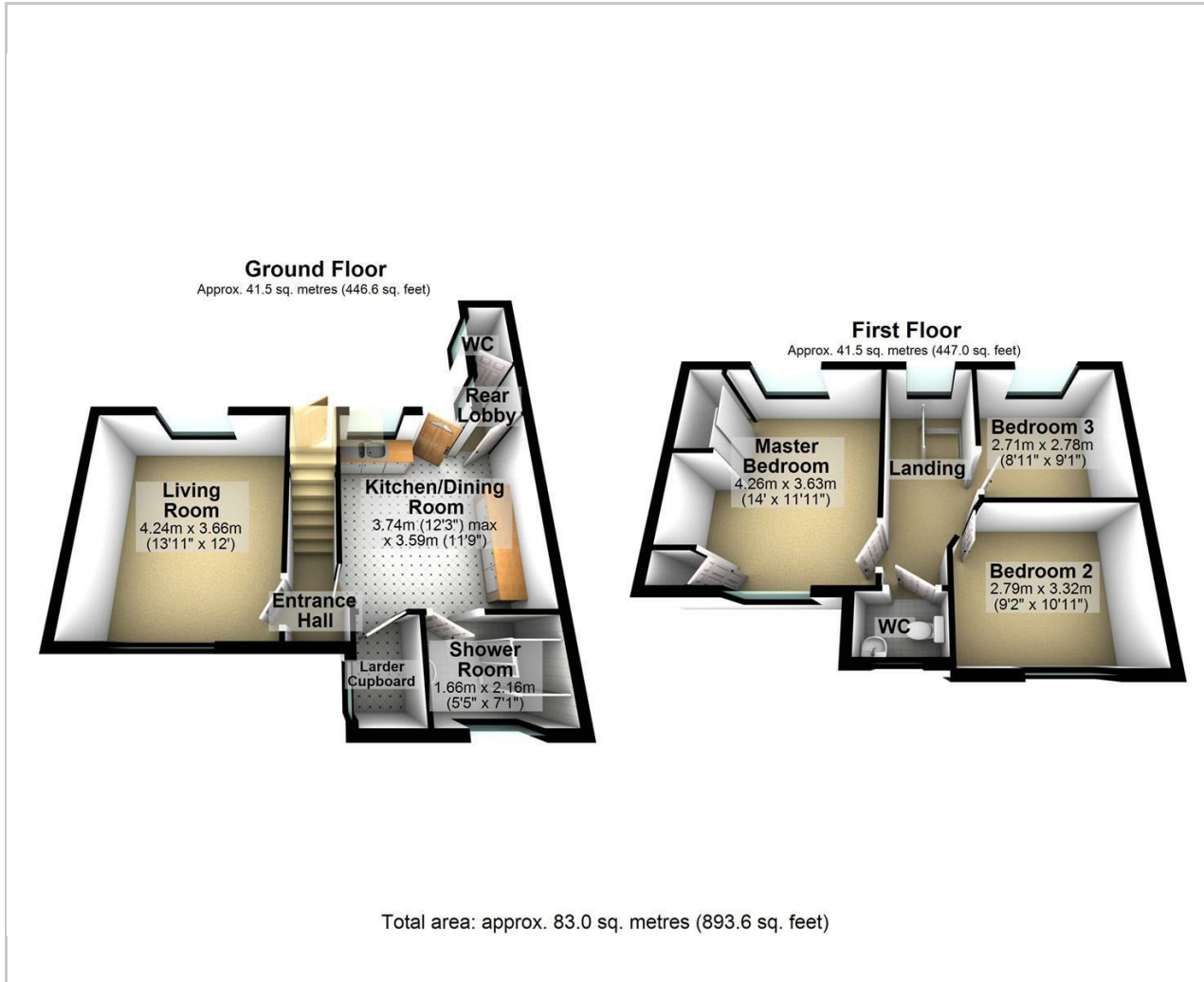
**TO VIEW**  
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

**LOCAL AUTHORITY**  
Herefordshire Council. Tel: 01432 260000.

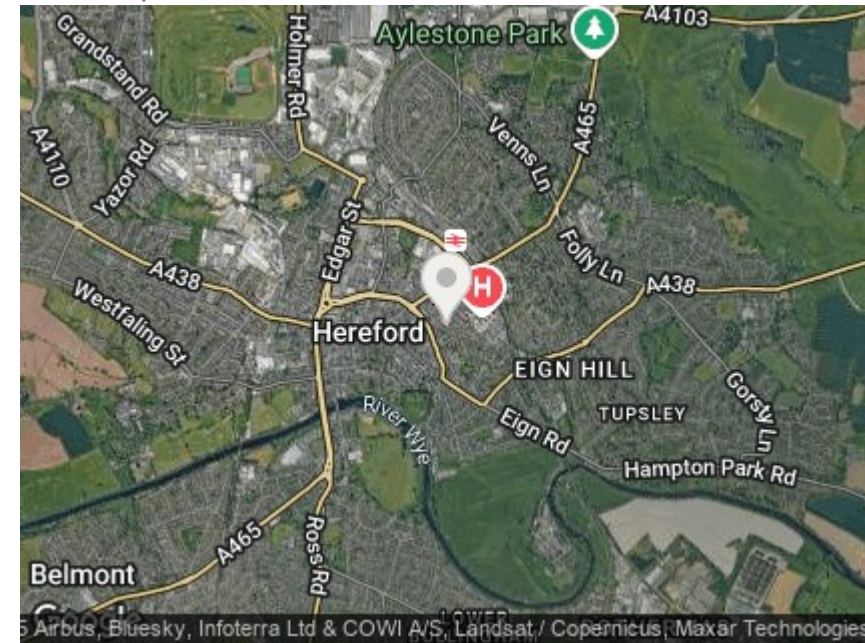
**N.B.**  
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility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



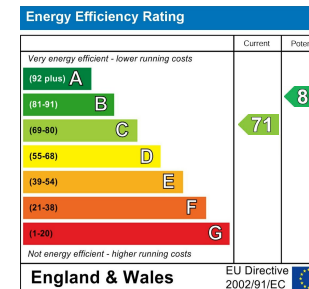
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Hereford**  
T 01432 274300  
E hereford@trivett-hicks.com  
10 St. Peters Street  
Hereford  
HR1 2LE

**Directors**  
Jason Hicks MNAEA  
Jeremy Trivett

**TrivettHicks Ltd Registered Office**  
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

**Ross-on-Wye**  
T 01989 768666 F 01989 764185  
E ross@trivett-hicks.com  
53 Broad Street  
Ross-on-Wye  
HR9 7DY