



Trivett Hicks



Caplar Duke Street, Withington, Hereford, HR1 3QD

Asking Price £460,000

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NO CHAIN

Trivett Hicks is pleased to offer this substantial three/four bedroom detached dormer bungalow, which is located within the popular rural village of Withington, situated to the northeastern side of Hereford. The residence comes with two driveways and glorious views over open countryside to the rear.

The property is conveniently situated with access to both Hereford and Worcester city with its motorway links. Local amenities include; shop, post office, village hall, school, church and a bus service.

The accommodation comprises in more detail, entrance hall, living room, dining room, kitchen/breakfast room, utility room, separate WC, master bedroom, bedroom three, family bathroom with shower all to the ground floor. To the first floor bedroom two, bedroom four/dressing room and loft room which could be converted to make additional accommodation, subject to the necessary consents.

The property benefits from the following works: a new boiler and pipework and new fuse box. New flooring in the living/dining room, bathroom and hallway. New ceiling in the living/dining room as well as new paintwork and decorating.

Outside to the front of this impressive property, gated double driveway provides off road parking for several cars. To the rear large lawn area with glorious views over open countryside. The garden has ornate pond, various trees, shrubs and flower beds bordering all being fully enclosed by wooden panelled fencing.

FULL DETAILS

ENTRANCE HALL

Obscure double glazed window to the front aspect, power point, central heating thermostat, door to:

LIVING ROOM 17'11" x 11'7" (5.45m x 3.52m)

Double glazed bay window to the front and side aspects, power points, dado rail, wood burning stove situated on slabbed hearth having brick chimney breast and wooden mantle over, opening to:

DINING ROOM 10'11" x 7'10" (3.34m x 2.40m)

Double glazed window to the side aspect, radiator, power points and dado rail, door to:

KITCHEN/BREAKFAST ROOM 16'5" x 7'10" (5.01m x 2.40m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, space for fridge/freezer and cooker, extractor hood, double glazed window to the side and rear aspect, radiator, ceramic terracotta style tiled flooring, wood panelled walls, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, door to:

INNER HALLWAY

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

MASTER BEDROOM 14'10" x 9'11" (4.53m x 3.03m)

Double glazed window to the front and rear aspect, two radiators, built in wardrobe, power points and dado rail.

BEDROOM 3 11'7" x 8'11" (3.52m x 2.73m)

Double glazed window to the rear aspect, radiator, TV point, power points, dado rail, built in wardrobe with sliding doors, door to:

FAMILY BATHROOM

Obscure double glazed windows to the rear aspect, suite comprises wash hand basin in vanity unit with cupboards under, low level WC, bath, separate shower cubical housing shower, two radiators and separate towel rail.

FROM ENTRANCE HALL SPIRAL STAIRCASE LEADS TO

LANDING

Door to:





BEDROOM 2 12'9" x 13'5" (3.89m x 4.10m)
Double glazed window to the front and rear aspect, radiator, power points, door to:

BEDROOM 4/DRESSING ROOM 9'3" x 7'5" (2.83m x 2.26m)
Skylight and power points.

LOFT SPACE
Power points and lights.

OUTSIDE
The property is approached by double gated driveways giving easy vehicle access and off road parking for several cars. The front garden is partly laid to lawn, the driveway to the right hand side of the property gives access to the garage which has up & over door. Beyond this brick store room and potting shed, to the left side of the garage pedestrian gate giving access to the rear garden. Covered veranda is immediately to the rear of the property leads to brick paved terrace with steps leading down to the large lawn area with glorious views over open countryside. The rear garden has ornate pond and various trees, shrubs and flower beds bordering the garden.

ACCESSED FROM THE REAR GARDEN

WC
Comprising high-level flush WC and fully tiled walls.

UTILITY ROOM 5'8" x 3'6" (1.72m x 1.06m)
Matching base units, plumbing for automatic washing machine, ceramic style tiled flooring and power points, door to:

DIRECTIONS
Proceeding out of Hereford on the A4103 Worcester Road, turn left into Withies Road. Follow the road until you reach a junction and bare left heading straight down Duke Street. As you approach the corner of the road, the property will be found on the right hand side.

TENURE
Freehold

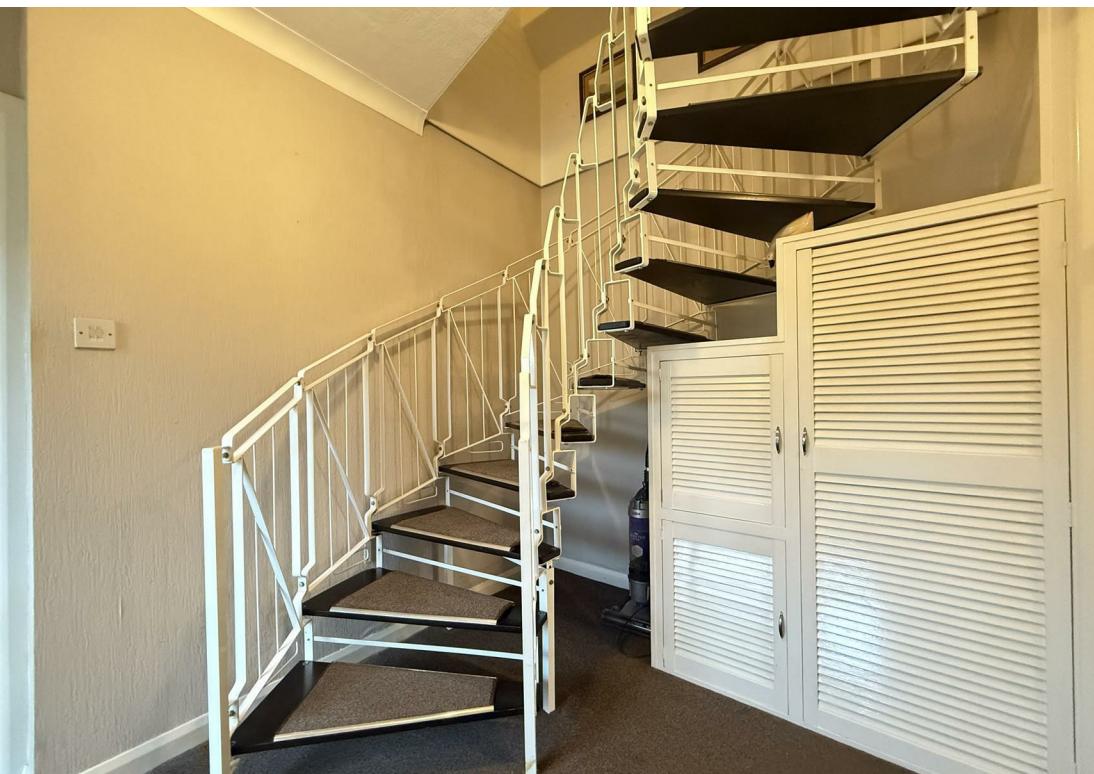
TO VIEW
Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

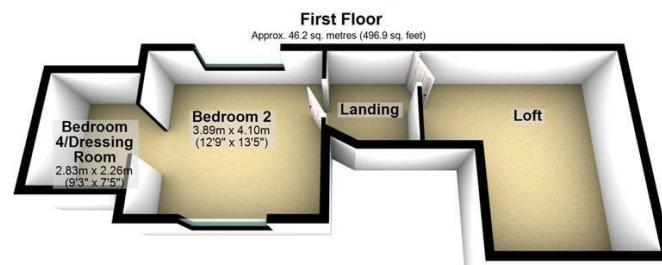
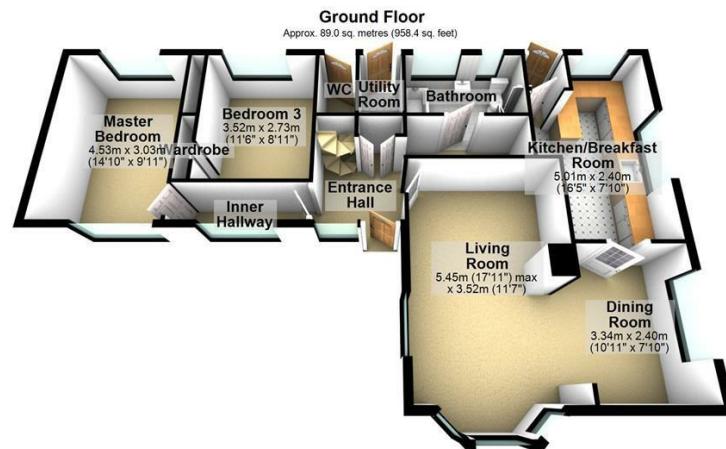
MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

COUNCIL TAX
Band E 2025 - 2026 (A reduction may be applicable for single occupancy).

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

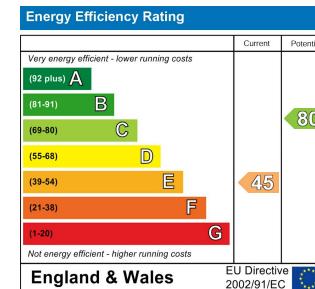


Total area: approx. 135.2 sq. metres (1455.3 sq. feet)

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.

Hereford

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