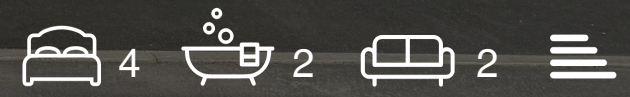




Plot 80 The Midford Orchid Close, Off Canon Pyon Road,
Hereford, HR4 7RB

Asking Price £390,000



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NEW HOME

Trivett Hicks is pleased to offer a Taylor Wimpey new build property, which is situated to the northern side of Hereford city within this popular development. The local area offers various amenities such as a local store, Hereford Race Course, golf course, schools, Co-operative supermarket, a public house and a regular bus service to the city.

The accommodation in more detail offers entrance hall, cloakroom WC, living room, fitted kitchen/diner, kitchen having integrated appliances, utility room all to the ground floor. To the first floor four bedrooms, master bedroom having en-suite shower room and a separate family bathroom. Outside to the front, driveway providing off road parking for two cars which leads to the garage. A side gate gives access to the rear garden being laid to lawn with patio area, all enclosed by wooden panelled fencing.

Additional note. 2nd May 11:00AM - 4:00PM. Ready for a quick move? Join us for our Ready-to-Go homes event on Saturday 2nd May and discover our remaining 4 bedroom homes available with upgrades included! Don't miss out on your LAST CHANCE to move to Elgar Place!

FULL DETAILS

ENTRANCE HALL

Radiator, vinyl flooring, power points, central heating thermostat, stairs to the first floor, door to:

LIVING ROOM 14'4" x 11'11" (4.37m x 3.63m)

Double glazed window to the front aspect, double radiator, TV point and power points.

CLOAKROOM

Fitted with two piece suite comprising pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, radiator and Amtico vinyl flooring.

FITTED KITCHEN/DINING ROOM 11'1" x 18'8" (3.39m x 5.68m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer and dishwasher, fitted eye level electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to the rear aspect, double radiator, Amtico vinyl flooring, power points, ceiling spotlights, extractor fan and double glazed double doors to the rear garden, door to:

UTILITY ROOM

Fitted with a matching range of base units, integrated washing machine, radiator, Amtico vinyl flooring, power points, extractor fan and ceiling spotlight.

LANDING

Power points, access to the roof space, door to:





BEDROOM 1 11'11" x 10'8" (3.64m x 3.26m)
Double glazed window to the front aspect, radiator, power points, wardrobe with double doors, door to:

EN-SUITE SHOWER ROOM
Fitted with three piece suite comprising shower cubical with fitted power shower and glass screen, pedestal wash hand basin with tiled splashbacks, shaver point, low-level WC, extractor fan, radiator and sheet vinyl flooring.

BEDROOM 2 11'6" x 9'3" (3.50m x 2.82m)
Double glazed window to the rear aspect, radiator, power points and fitted wardrobe with double doors, door to:

BEDROOM 3 8'2" x 9'3" (2.49m x 2.82m)
Double glazed window to the rear aspect, radiator and power points, door to:

BEDROOM 4 7'4" x 7'9" (2.24m x 2.36m)
Double glazed window to front aspect, power points and radiator.



BATHROOM
Fitted with three piece suite comprising panelled bath with fitted power shower over and folding glass screen, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, shaver point, radiator, ceiling spotlights and sheet vinyl flooring.

COUNCIL TAX
Band B 2026/2027

LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

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

DIRECTIONS
Proceed heading out of Hereford along Holmer Road and on reaching the roundabout take the first exit left onto the Roman Road A4103. Proceed along this road passing through the first set of lights and continue up the hill. On approach of the next set of lights, take the right turn towards Canon Pyon. Continue on this road and take the first right turn into Orchid Close.

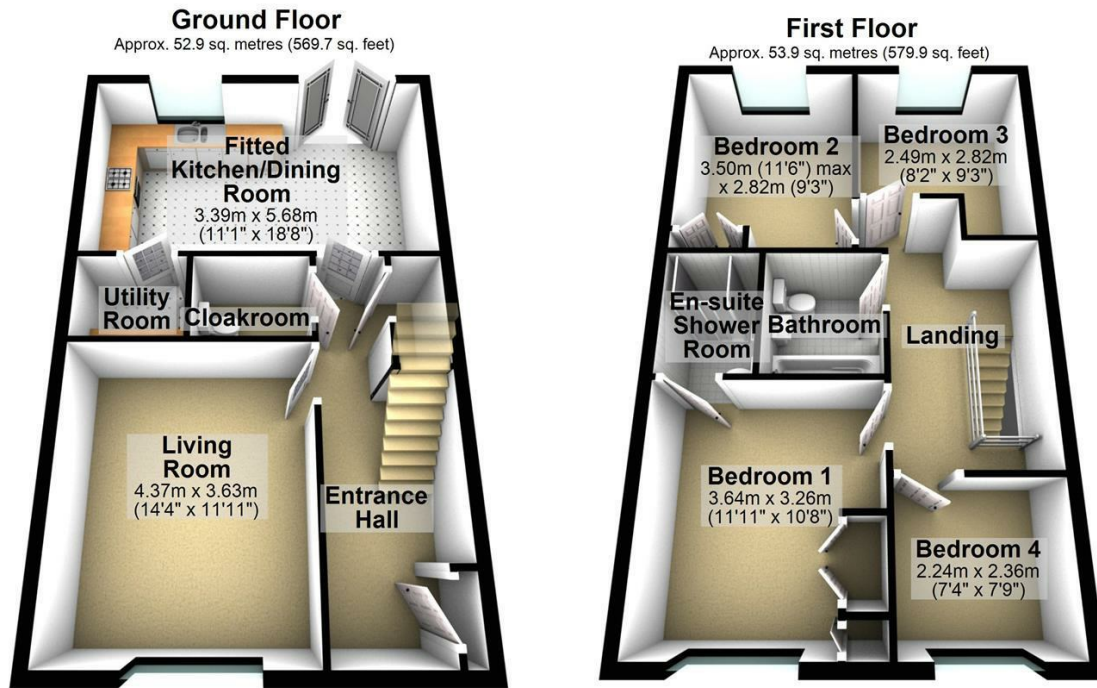
MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

TENURE
Freehold

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.

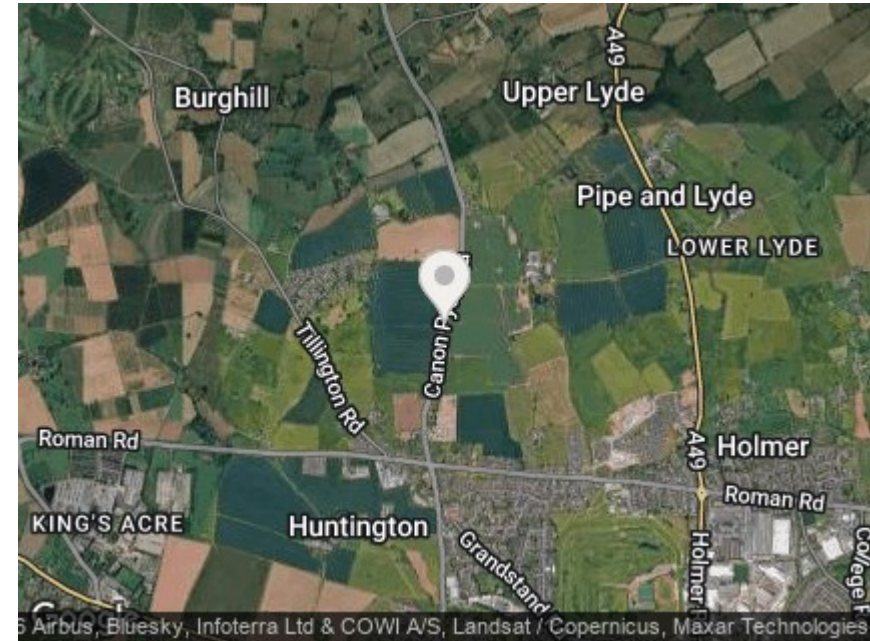


Floor Plan



Total area: approx. 106.8 sq. metres (1149.6 sq. feet)

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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